

30th January 2025
Our Ref: S25.110

Development Control Section,
Neath Port Talbot County Borough Council,
The Quays, Brunel Way,
Neath,
SA11 2HZ

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Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
NANT Y CAFN BUSINESS PARK, SEVEN SISTERS, NEATH SA10 9ES
DISCHARGE OF CONDITION 3 (GROUND INVESTIGATION) & 4 (REMEDIATION STRATEGY) OF PLANNING
PERMISSION P2024/0435
PLANNING PORTAL REFERENCE: PP-13738318

Asbri Planning Ltd have been instructed by Neath Port Talbot County Borough Council to submit an application on their behalf seeking the discharge of condition 3 (Ground Investigation) and 4 (Remediation Strategy) of planning permission P2024/0435.

The permission allowed for the development of 6 no. industrial workshop units (use class B2), highways arrangements, parking, drainage, landscaping and all associated works.

Discharge of Condition Application

Condition 3 (Ground Investigation) states:

Notwithstanding the details contained within the submitted Ground Investigation Report (H3091-23/N2), no construction work shall commence on site until a further report to assess the nature and extent of any contamination on the site, and confirmation of whether or not it originates on the site, has been first submitted to and approved in writing with the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006) and shall be submitted as a written report which shall include:

- i. *A survey of the extent, nature and nature of contamination*
- ii. *An assessment of the potential risk to:*
 - a. *Human health*
 - b. *Ground waters and surface waters*
 - c. *Adjoining land*
 - d. *Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes*
 - e. *Ecological systems*
 - f. *Archaeological sites and ancient monuments; and*
- iii. *An appraisal of remedial options, and proposal of the preferred remedial option(s)*

Reason: The approved desk-top report recommends additional ground gas investigation and to ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment, to ensure compliance with Policies SP16 and EN8 of the Adopted Neath Port Talbot Local Development Plan.

Condition 4 (Remediation Strategy) states:

No construction work shall commence on site until a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and

historic environment shall be prepared and submitted to and approved in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

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

- Ground Investigation technical note prepared by Socotec (ref: H4020-24_L002)

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,



Glenn Lee - Planner
Asbri Planning Ltd