

Our ref: 1083.a

25th February 2025

Head of Planning & Public Protection
Neath Port Talbot CBC
VIA PLANNING PORTAL

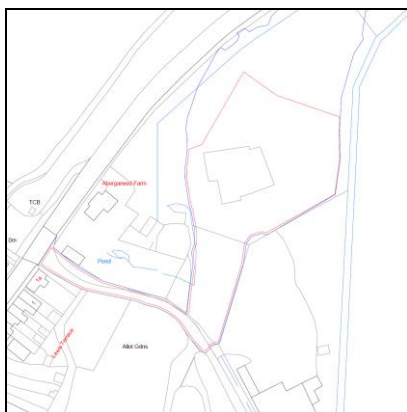
Dear Sir / Madam,

Re: Discharge of Conditions of Planning Permission P2024/0433 in relation to land South of Neath Road, Abergarwed

We are instructed by ASW Scaffolding Limited to prepare and submit an application for the discharge of Conditions 3, 4 and 5 of Planning Permission P2024/0433. The following therefore provides an overview and summary of the case, making reference where relevant to the accompanying information that supports this application.

The Site

The application site (edged red on Plan A) forms part of a wider brownfield site owned by the Applicant, illustrated in the aerial photograph below.



Plan A



Photograph 1

As detailed in the original planning application submissions, the site has history linked with the industrial past of the area, but has since been larger vacant for many years. Access to the site is gained via a shared access road that leads from the southern point of the main site, leading westwards to the B4242 (Neath Road).

The site is positioned to, but adjoining, the northern element of the settlement of Abergarwed, with the larger settlements of Resolven and Tonna located to the north and south respectively.

The Proposal

This current application seeks to provide information to formally discharge the requirements of the aforementioned planning permission, namely those of Conditions 3, 4 and 5, all of which are pre-commencement in nature.

In summary, Condition 3 sets out the requirement for the preparation and submission of a Construction Method Statement, detailing how the site is to be operated during the construction phase. In response to this, the Applicant has therefore prepared the necessary document and this accompanies the submission. The requirements of Condition 3 are therefore considered to be satisfied.

The second condition for consideration – Condition 4 – then deals with the investigation of possible sources of contamination on the application site, detailing the manner in which such matters should be first investigated. In response to this requirement, the Applicant has commissioned the attached *Geo-Environmental Report (Tier 1)* prepared by Blandford Consulting.

As can be seen, the accompanying report provides a desk top assessment of various potential sources of contamination that may be present on site, but advising that “... *there are few recorded industrial uses of the Site that could present a source of contamination of the soils therein: ...*”. As a result of the findings of the report, the recommendations are that no further investigations with regards to contamination for planning purposes are required, unless matters on site change during the construction process. As a result, it is considered that the requirements of Condition 4, and also in turn Condition 5, are satisfied.

We trust that the above and accompanying information is in order. However, should you have any questions or queries, please do not hesitate to contact me.

Yours sincerely

Jason D Evans

Jason D Evans
Director