

Brunel House
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Cardiff
CF24 0EB

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Our reference: CSC1037

3 April 2025

Dear Sir/Madam,

Castle Retail Park, Briton Ferry Road, Neath, SA11 1AS
Discharge of Condition 6 attached to Planning Permission Ref: P2024/0249

Introduction

On behalf of our client, Lidl Great Britain Ltd, this letter is submitted to discharge condition 6 attached to planning permission ref: P2024/0249. Permission ref. P2024/0249 was granted on 28 January 2025:

"Section 73 application to vary condition 2 (Plan list) of planning application P2022/0191 determined on 17/03/2023 for the demolition of existing buildings and replacement with a Class A1 food store with associated car parking, landscaping, engineering and drainage works."

Discharge of Condition 6

Condition 6 of planning ref. P2024/0249 reads as follows:

"No development shall commence on site until an assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) 'Investigation of Potentially Contaminated Sites Code of Practice' and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
an assessment of the potential risks to:
human health,
groundwater and surface waters adjoining land,
property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,- ecological systems,
archaeological sites and ancient monuments; and
any other receptors identified at (i)
an appraisal of remedial options, and justification for the preferred remedial option(s)."

Accordingly, the enclosed Phase 2 Ground Investigation (Remada, ref. 769.02.02, March 2022) and Supplementary Intrusive Investigation (Remada, ref. 769.05.01, November 2022) are submitted to discharge this condition.



We trust that the above, together with the completed application form is sufficient to discharge condition 6. However, should you require any information, please do not hesitate to contact us.

Yours faithfully,

Rahma Dwimunali
Planner
CarneySweeney

Enc.

1. Phase 2 Ground Investigation (Remada, ref. 769.02.02, March 2022)
2. Supplementary Intrusive Investigation (Remada, ref. 769.05.01, November 2022)

