

Brunel House
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Cardiff
CF24 0EB

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Our reference: CSC1137

19 May 2025

Dear Sir/Madam,

Castle Retail Park, Briton Ferry Road, Neath, SA11 1AS
Discharge of Conditions 18 & 21 attached to Planning Permission Ref: P2024/0249

Introduction

On behalf of our client, Lidl Great Britain Ltd, this letter is submitted to discharge conditions 18 & 21 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 18

Condition 18 of planning ref. P2024/0249 reads as follows:

"Prior to the construction of the building hereby approved a drainage strategy shall be submitted to and approved in writing by the Local Planning Authority, detailing measures for the proper drainage of the site during and post construction to ensure no nuisance is caused to adjoining land owners and or the public highway."

Accordingly, the enclosed Proposed Drainage Layout plan (drawing no. 126785.658400. 050 Rev. A) and the Construction Phase Drainage Maintenance Plan (ref. 126785.658400) are submitted to discharge this condition.

Discharge of Condition 21

Condition 21 of planning ref. P2024/0249 reads as follows:

"Prior to the construction of the car park shown on Drawing number P4403 Rev H, full construction details, including levels, drainage and details of the finished surface have been submitted to and approved in writing by the Local Planning Authority. The car park shall be completed in accordance with the approved details prior to the first beneficial use of the development, and the car parking spaces shall remain available for their designated use in perpetuity."

Therefore, the enclosed following plans are submitted to discharge condition 21:

- Proposed Drainage Layout (Drawing no. 126785.658400. 050 Rev. A)
- Drainage Specification Sheet 1 (Drawing no. 126785.658400. 051 Rev. A)
- Drainage Specification Sheet 2 (Drawing no. 126785.658400. 052 Rev. A)
- Proposed Level Plan (Drawing no. P4406 Rev. F)
- Proposed Surface Treatments (Constructions) (Drawing no. P4412)
- Parking Bay Layouts (Drawing no. LD(13)-SP-02 Rev. 01)



We trust that the above, together with the completed application form is sufficient to discharge conditions 18 and 21. However, should you require any information, please do not hesitate to contact us.

Yours faithfully,

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Rahma Dwimunali
Planner
CarneySweeney

Enc.

1. Proposed Drainage Layout (Lucion Delta Simons Ltd, drawing no. 126785.658400. 050 Rev. A, February 2023)
2. Construction Phase Drainage Maintenance Plan (ref. 126785.658400, February 2025)
3. Drainage Specification Sheet 1 (Lucion Delta Simons Ltd, Drawing no. 126785.658400. 051 Rev. A, February 2023)
4. Drainage Specification Sheet 2 (Lucion Delta Simons Ltd, Drawing no. 126785.658400. 052 Rev. A, February 2023)
5. Proposed Level Plan (HTC Architects, Drawing no. P4406 Rev. F, March 2024)
6. Proposed Surface Treatments (Constructions) (HTC Architects, Drawing no. P4412, April 2025)
7. Parking Bay Layouts (Drawing no. LD(13)-SP-02 Rev. 01, September 2024)

