

Our Ref: S23.214
Date: 17th July 2025

Planning Department,
Neath Port Talbot,
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Port Talbot
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Dear Daniel,

Town and Country Planning Act 1990
Discharge of Condition 3 (Verification Report) of Planning Permission P2024/0723
Ty Mawr, Ynisderw Road, Pontardawe, Neath Port Talbot SA8 4EG
Planning Portal Reference: PP-14184317

Asbri Planning is appointed as planning agent to TAD Builders on behalf of Pobl Group to submit an application on their behalf seeking the discharge of condition 3 (Verification Report) of planning permission P2024/0723. The planning permission refers to a S73 application to remove condition 19 (foul water only to connect to public sewerage system) of planning permission P2022/0515 dated 16/03/2023 for a two-storey side extension and convert existing building to provide 12 no. self-contained flats.

Discharge of Condition Application

Condition 3 (Verification Report) states:

"Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works shall have been submitted to and approved in writing by the Local Planning Authority.

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 condition, the following information has been submitted for considerations:

- Covering Letter
- Site Location Plan (Scale 1:1250)
- Verification Report prepared by Quantum Geotech

It is considered the information comprehensively addresses the requirement of the conditions and therefore I look forward to receiving the 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