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Our Ref: DC/17CC500105/01082025

Your Ref: P2024/0339 – PP-14213538

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1st August 2025

Neath Port Talbot County Borough Council
Development Management
The Quays
Brunel Way
Neath
SA11 2HZ
For the attention of: Ms Chantalle Lamnea

BY EMAIL: C.Lamnea@npt.gov.uk

Dear Chantalle,

Land at Burrows Yard, Afan Way, Aberavon, Port Talbot, SA12 6LL
**APPLICATION FOR DISCHARGE OF CONDITIONS NO. 18 ATTACHED TO
PLANNING PERMISSION P2024/0339**

We are pleased to submit an application on behalf of our client, Aldi Stores Ltd, to discharge condition No. 18 attached to the full planning permission (LPA Reference P2024/0339), granted on 11th June 2025, for the proposed mixed use development comprising of a food store (use class A1) and a separate coffee shop with drive thru (use class A3) together with associated access onto Afan Way and Water Street, car parking and servicing, external lighting, landscaping, drainage, and other associated site works on land at Burrows Yard, Afan Way, Aberavon, Port Talbot, SA12 6LL.

The application has been submitted electronically via the Planning Portal and has been given the Planning Portal Reference PP-14213538.

In line with national and local validation requirements, the following documentation has been enclosed in order to assist the Authority in determining this discharge of condition application:

- Completed and dated application form;
- Copy of the certificate of Planning Permission (LPA Reference 2024/0339);
- Site Location Plan, indicating the site's location in red (Drawing Number: 170466-1100 Rev P01), at a scale of 1:1250 @ A4; and
- Piling Risk Assessment (Document Reference: GRO-21252-4745, Revision 1.1, dated 30th July 2025), prepared by Groundtech Consulting Limited.

With respect to the fee for the application, the sum of £115.00 has been paid to Neath Port Talbot County Borough Council via the Planning Portal.

Condition No. 18 states:

"Notwithstanding the details submitted and prior to any piling operations taking place on site a scheme setting out the justification for the piling methodology (inc. other foundation designs using penetrative methods) to be used for this development shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of all mitigation measures to be implemented on site to prevent noise and nuisance to adjacent noise and vibration sensitive receptors and sufficient to demonstrate that there is no unacceptable risk to groundwater. The development shall be implemented in accordance with the approved details.

Reason: To protect residential amenity and to ensure there is no unacceptable risk to groundwater during the construction phases of the development in compliance with Policies SP16, EN8 and BE1 of the Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016."

The accompanying Piling Risk Assessment (Document Reference: GRO-21252-4745, Revision 1.1, dated 30th July 2025), prepared by Groundtech Consulting Limited, provides justification for the piling methodology to be used for this development. It also includes details of all mitigation measures to be implemented on-site to prevent noise and nuisance to adjacent noise and vibration sensitive receptors, and demonstrates that there is no unacceptable risk to groundwater. We trust these details satisfy the requirements of Condition No. 18 attached to the planning permission (LPA Reference P2024/0339).

We look forward to receiving confirmation of the registered application shortly. In the meantime, should you require any further information and/or clarification with respect to the information submitted, please do not hesitate to contact me on 07949864823 or by email at George.milburn@avisonyoung.com.

Yours sincerely,



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For and on behalf of Avison Young (UK) Limited

Enclosures

cc

Mr Rob Jones – Aldi Stores Limited