



Date: 17 November 2025
Our Ref: CSC1137

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Neath Port Talbot County Borough Council
Development Control Section
The Quays
Brunel Way
Neath
SA11 2GG

Planning Portal Reference: PP-14494946

Dear Sir/Madam,

Application on behalf of Lidl Great Britain Ltd
Non-Material Amendment Application – Planning Permission Ref. P2024/0249
Castle Retail Park, Briton Ferry Road, Neath, SA11 1AS

Introduction

We write on behalf of Lidl Great Britain Ltd with regard to a non-material amendment application under Section 96A of the Town and Country Planning Act 1990. The proposal seeks to amend the wording of condition 6 of permission reference P2024/0249, approved on 28 January 2025 to allow for demolition works to take place at the application site.

Planning permission P2024/0249 is a section 73 application to vary condition 2 of planning application ref. P2022/0191 which relates to the demolition of existing buildings and replacement with a Class A1 food store with associated car parking, landscaping, engineering and drainage works at Castle Retail Park, Briton Ferry Road. The section 73 application specifically sought to increase the store size in order to reflect the current and updated store format of Lidl Great Britain Ltd.

Proposed Amendment

This application seeks to amend the wording of condition 6 of planning ref. P2024/0249 to read as follows (changes in bold text):

*“No development shall commence on site (**excluding demolition**) 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).”



As discussed with Officers, the amendment to the wording of condition 6 would enable for the demolition of the existing Lidl store building, which is necessary to enable access to the proposed ground investigation exploratory locations to allow required additional ground investigation works to take place.

Conclusion

We trust the enclosed will enable you to make a favourable determination and we look forward to your earliest response. In the meantime, however, should you have any queries please do not hesitate to contact us.

Yours faithfully,
—

Rahma Dwimunali
Planner
CarneySweeney

Encl.

