

Robert Bowen Planning and Development Ltd

Our ref:

Your ref: P2025/0689

Date: 13/12/2025

Mr. C Morris
Neath Port Talbot Council
The Quays
Brunel Way
Neath
SA11 2GG

RE: The Paddock, Access To Dyffryn Farm, Dyffryn, Neath Port
Talbot, SA10 7BQ

Application to agree conditions 2,3,5,6,10, 11 and 12, of planning permission
P2025/0206.

Dear Sir,

I write with reference to your email dated the 17th October 2025 in respect of consultation responses from the Coal Authority and the land contamination section.

Please find attached revised ground investigation reports to deal with the issues raised by the consultees.

I also attach a structural engineers' report to deal with remediation measure arising of coal mining legacy.(Condition 7). Please can you amend the description of the application to deal with condition 7.

PHONE

MOB PHONE

EMAIL

7 Llys Sant Teilo, Llangyfelach, Swansea, SA5 7HQ

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info@rbplaning.co.uk

As you are aware the previous Geo-technical report produced by Consultants Spencer Quantum recommended that the raft foundation should be capable of spanning an internal 3.0m diameter void or be able to cantilever 1.5m at a corner.

The submitted structural report attached has concluded that

“The raft foundation which was originally constructed in the 1930’s and was found to be of the order of 450mm thick and re-inforced with 100mm thick ‘I’ beams at 900mm lateral centres.

No transverse reinforcement was proven.

Upon this basis, it is proposed to construct a new 150mm thick topping slab over the existing raft slab, suitably re-inforced with H12 bars at 125mm centres as required by the detail design calculations.”

Please can you therefore

Yours faithfully,

Robert Bowen.

Enc

Quantum Spencer Q0759/PRA/R1

Quantum Spencer Q1813/GIR/R1

Vale Consult 23324