

SCHEDULE 3Article Error! Reference source not found.

Notification of initiation of development and display of notice

“SCHEDULE 5A Article 24B(2)

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

NOTICE UNDER ARTICLE 24B(2) TO BE GIVEN TO A LOCAL PLANNING AUTHORITY TO INFORM THEM WHEN DEVELOPMENT WILL BEGIN

Proposed development at (a) Land North Of Harbour Way, Harbour Side Regeneration Area, Port Talbot..

I (b).....Liam Griffiths-Downing.....of Asbri Planning

Give notice to the (c) ...Neath Port Talbot County Borough Council Local Planning Authority

that the proposed development granted permission under (d) P2024/0736

on (e) ...10th March 2025

will begin on (f) 2nd February 2026

Description of the proposed development: (g)

Proposed construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway and drainage engineering operations to provide culverts and outfall headwall. Together with parking, access, landscaping, site drainage, plant, substations, gas store, pv panels and associated works and infrastructure

~~I confirm I am+ the owner of the land to which the proposed development relates*~~

I confirm **I am not+** the owner of the land to which the proposed development relates and the owner's full name and address are:*

(h) Neath Port Talbot County Borough Council

(i) The Quays, Brunel Way, Baglan Energy Park, Neath Port Talbot, SA11 2GG

Site manager name: (j)...Adrian Millard

Site manager contact information: (k)... Adrian.Millard@morgansindall.com 07385 005882

I confirm that the following pre-commencement conditions have been complied with (l):

Permission reference... P2025/0272 Condition number: 4 Date agreed 20/06/2025

I attach a plan which indicates:

- A red line around the site boundary of the land that benefits from the permission
- The location where the notice, required by section 71ZB(2) of the Town and Country Planning Act 1990, will be displayed

Before beginning any development related to a grant of planning permission for major development a person must give notice to the local planning authority on this form.

A person carrying out development related to a grant of planning permission for major development must complete the form in Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and display that form at or near the place where development is being carried out, at all times when development is being carried out. That form must be displayed in accordance with article 24B(3) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.


Signed ...

Date...06/01/2026