

Our Ref: S25.136
Date: 2nd March 2026

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

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW
Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir or Madam,

Town and Country Planning Act 1990

**Discharge of conditions 3 (Site Notices), 4 (Site Investigation and Remedial Works), 5 (Contamination Assessment), 6 (Remediation Scheme) & 22 (Signed Statement) of planning permission P2024/0654
Land At The Former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, SA11 1JA
Planning Portal Reference: PP-14747107**

Asbri Planning is appointed as planning agent to Tai Tarian in respect of the above planning application to discharge conditions 3 (Site Notices) 4 (Site Investigation and Remedial Works), 5 (Contamination Assessment), 6 (Remediation Scheme) & 22 (Signed Statement) of planning permission P2024/0654 at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, SA11 1JA.

The planning application has been submitted via Planning Portal and the submission documents are listed below.

The following drawings are submitted, prepared by Spring Design.

Drawing name	Drawing reference
Location Plan	Spring Design

In addition, the supporting documents submitted comprise the following:

Document name (reference where appropriate)	Prepared by
Planning application forms (1APP)	Asbri Planning
Covering Letter	Asbri Planning
Schedule 5A (Site Notice)	Asbri Planning
Schedule 5B (Site Notice)	Asbri Planning
Additional Investigation	Earth Science Partnership
Additional Soakaway Investigation	Earth Science Partnership
Phase One Coal Mining Risk Assessment	Earth Science Partnership
Drilling and Grouting Verification Report	Earth Science Partnership
Ground Gas Addendum Report	Earth Science Partnership
Remedial Strategy and Implementation Plan	Earth Science Partnership
Completion of Mine Working Stabilisation	Earth Science Partnership

In addition, payment of the £327 application fee will be made to Neath Port Talbot County Borough Council.

Condition 3 (Site Notice)

Before beginning any development at the site, you must do the following: -

Notify the Local Planning Authority in writing that you intend to commence development by submitting a Formal Notice under Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) in the form set out in Schedule 5A (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect); and

Display a Site Notice (as required by Section 71ZB of the 1990 Act) in the form set out in Schedule 5B (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect), such Notice to be firmly affixed and displayed in a prominent place, be legible and easily visible, and be printed on durable material. Such Notice must thereafter be displayed at all times when development is being carried out.

Reason: To comply with procedural requirements in accordance with Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) and Section 71ZB of the Town and Country Planning Act 1990.

Condition 4 (Site Investigation and Remedial Works) states:

No development shall commence until:

a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: To ensure that the assessment of the risk from past coal mining activity is satisfactory, and to ensure compliance with Policies SP16 and EN8 of the Adopted Neath Port Talbot Local Development Plan.

Condition 5 (Contamination Assessment) states:

Notwithstanding any other details which may be given in the application hereby approved, no development shall commence on site until a scheme to assess the nature and extent of any contamination on the site, and confirmation of whether or not it originates on the site shall be submitted to and agreed in writing with the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & NRW, 2012) and shall be submitted as a written report which shall include:

(i) a survey of the extent, scale and nature of contamination and coal mine gas risk;

(ii) an assessment of the potential risks to:

- human health,*
- ground waters and surface waters,*
- adjoining land,*
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,*
- ecological systems, and*

- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred remedial option(s).

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment, and to ensure compliance with Policies SP16 and EN8 of the Adopted Neath Port Talbot Local Development Plan.

Condition 6 (Remediation Scheme) states:

No development shall commence on site until a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historic environment shall be prepared and submitted to and approved in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

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.

Condition 22 (Signed Statement) states:

Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure that the assessment of the risk from past coal mining activity is satisfactory, and to ensure compliance with Policies SP16 and EN8 of the Adopted Neath Port Talbot Local Development Plan.

In light of the above, it is respectfully requested that Neath Port Talbot County Borough Council grant approval of this discharge of condition application at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, SA11 1JA.

If you require any further information please do not hesitate to get in touch.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'Chris Thompson', written over a horizontal line.

Chris Thompson - Graduate Planner
Asbri Planning Ltd