

Our Ref: S25.146
Date: 18th March 2026

Planning Department
Neath Port Talbot
Civic Centre
Port Talbot

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Dear Sir/Madam,

Town and Country Planning Act 1990
7 Ten Acre Wood, Margam, Port Talbot, Neath Port Talbot SA13 2SU
Discharge of Condition 5 (Land Stability) and 9 (Verification Report) of Planning Permission
P2025/0297
Planning Portal Reference: PP-14792469

Asbri Planning Ltd have been instructed by Mr Andrew Hall to submit an application on his behalf seeking the discharge of condition 5 and 9 of planning permission P2025/0297. The permission allowed for Section 73 application to vary condition 2 (list of approved plans) of approved application P2023/0958 granted 23.05.2024 to allow the introduction of solar PV, air source heat pump, air condition unit associated with minor amendments to the approved plans.

Discharge of Condition Application

Condition 5 (Land Stability) 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 remedial works and / or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan

In order to satisfy the requirement of the above condition, the following information has been submitted for consideration:

- Rotary Borehole Mining Investigation prepared by Integral Geotechnique
- Coal Mining Risk Assessment prepared by Integral Geotechnique

Condition 9 (Verification Report) states:

Prior to occupation or first beneficial use of the development hereby approved a Verification Report demonstrating that the gas protection has been installed in accordance with the scheme as approved under Condition No. 15 and in accordance with CIRIA C735 - 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases', shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of human health and to accord with Policy EN8 of the Neath Port Talbot Local Development Plan.

In order to satisfy the requirement of the above condition, the following information has been submitted for consideration:

- Rotary Borehole Mining Investigation prepared by Integral Geotechnique

It is noted that the document listed above are submitted to the LPA against Condition 11 (Mine Gas Risk Assessment) (ref: P2024/0636) and approved in 9th December 2024. It is noted at page 4 that "With the Stage 1

assessment statements considered to be true, the CL:AIRE Decision Support Tool for Mine Gas Risk Assessment places the site within a 'Negligible Risk Zone', requiring no further action. In this regard, it is considered that a Mine Gas Verification Report is not considered necessary given that no further action is required, and the submitted document should suffice to discharge Condition 9

In addition to the above, the planning application has been submitted via Planning Portal and is accompanied by the following:

- Covering Letter;
- Site Location Plan (Scale 1:1250);
- Planning Application Fee of £327 (including the administration fee for the planning portal).

It is considered the information comprehensively addresses the requirement of the conditions and therefore I look forward to confirmation of its discharge in the near future.

I trust you will find this application in order, however if I can be of any further assistance, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Glenn Lee', written in a cursive style.

Glenn Lee – Planner
Asbri Planning Ltd