

Our Ref: 2469/3

Your Ref:

16th March 2026

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

F.A.O. C. Davies Esq, Development Management

BY ELECTRONIC SUBMISSION

Dear Chris,

Proposed new Skills Hub at former Education Library Resource Centre (ELRS), Regional Street, Port Talbot, SA13 1YY (Planning permission P2025/0693)
Discharge of planning condition 3 Ground Investigation

We act on behalf of Neath Port Talbot County Borough Council (Property and Regeneration) and Tilbury Douglas contractors as planning consultants and submit herewith our application for discharge of the planning condition.

The condition sets out the requirements for:

1. preliminary risk assessment;
2. site investigation scheme;
3. remediation strategy based on the outcome of 1 and 2; and,
4. Verification plan showing how 3 has been undertaken.

The submitted report advises that following the risk assessment and site investigation no further ground investigation, risk assessment or remedial works are considered necessary within the context of the proposed development. This is due to the presence of hardstanding across the site which provides a physical barrier to made ground soils below the site and will effectively reduce infiltration to a minimum, and so the mobilisation of leachable contaminants is limited. It is therefore considered that the condition can be discharged on this basis.



The statutory planning fee will be paid by internal transfer.

Please do not hesitate to contact me should you require any further information or clarification.

Yours sincerely

Mark Farrar, Director