

Our Ref: S24.118
Date: 27th April 2026

Planning & Development Consultants
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Dear Sir or Madam,

Town and Country Planning Act 1990 (As Amended).
Partial discharge of condition 16 (Verification Report) of Planning Permission P2023/0369
Land At Heol Crwys, Cwmafan, Port Talbot SA12 9NT
Planning Portal ref. PP-14890027

Asbri Planning have been instructed by CJ Construction Wales Ltd to submit an application on their behalf seeking the partial discharge of condition 16 (Verification Report) in relation to Phase 1 of planning permission P2023/0369. The permission allowed for the demolition of existing structures and construction of 43 no. residential dwellings with associated infrastructure works.

Discharge of Condition Application

Condition 16 (Verification Report), as amended by the NMA ref: P2026/0040, states the following:

Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works and/ or mitigation necessary carried out in accordance with condition 6 shall have been submitted to and approved in writing by the Local Planning Authority.

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

This application seeks to partial discharge the conditions listed above in relates to Phase 1 in accordance with the Phasing Plan approved under application reference P2024/0418 to allow the occupation of the relevant phase of the development. In order to satisfy the requirements of the above condition, the following information has been submitted for consideration:

- 14023 Capping Validation Report Planning Phase-1 2026 by Integral Geotechnique (ref: 14023/RJH)

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 £333.00 (including service charge).

It is considered the information comprehensively addresses the requirement of the conditions and therefore I look forward to confirmation of its partial 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 sincerely,

Glenn Lee

Planner | Asbri Planning Ltd