

Our Ref: CAS-306540-L8G2
Your Ref: P2026/0232

Neath Port Talbot County Borough Council
The Quays
Briton Ferry
SA11 2GG

Dyddiad/Date: 08 May 2026

Annwyl / Dear Ms Davies,

Bwriad/Proposal: Non-material amendment to Planning Permission P2024/0301 (Approved on 11.9.2025) to amend the details approved under Condition 04 (Contamination Assessment), Condition 05 (Remediation Scheme), Condition 06 (Land Instability) Condition 09 (Road Safety Audit), Condition 10 (Refuse/Recycling Collection), Condition 15 (Landscape Management Plan), rewording conditions to allow demolition, site clearance, and ground investigation to take place prior to the submission of technical details; Condition 07 (Broadband Provision) and Condition 30 (Road Safety Audit Stages), removal of conditions.

Lleoliad/Location: Caewern House, Dwr Y Felin, Neath, SA10 7RT

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 21 April 2026.

Variation of conditions

We note the application is looking to amend the following conditions,), Condition 05 (Remediation Scheme), Condition 06 (Land Instability) Condition 09 (Road Safety Audit), Condition 10 (Refuse/Recycling Collection), Condition 15 (Landscape Management Plan) to allow demolition, site clearance and ground investigation to take place prior to the submission of technical details. We did not request these conditions and therefore have no comment to make on the amendments, provided condition 23, (unsuspected contamination) is adhered to.

Removal of conditions

We have no comment to make on the removal of condition 7 and 30.

Other matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Harriet Power

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.