

Our Ref: 5277/SJH

15 July 2026

Development Management
Neath Port Talbot County Borough Council
Civic Centre
Port Talbot
SA13 1PJ

By email only: planning@npt.gov.uk

Dear Sir or Madam,

APPLICATION TO DISCHARGE CONDITION 07 ATTACHED TO PLANNING PERMISSION REFERENCE: P2022/0517.

Axis, on behalf of our client Alerion UK Limited (hereafter referred to as 'Alerion'), apply to fully discharge Condition 07 attached to the planning permission referenced P2022/0517 as per the above.

This application has been submitted via e-mail and consists of the following:

- i. This Covering Letter;
- ii. Application Form;
- iii. Site Location Plan;
- iv. Site Plan; and
- v. Specification and Schedule for Treatment of Mine Workings (110636-PEF-XX-XX-RP-GE-00003) (Parts 1, 2, 3, 4 and 5).

The submitted documents as listed above, have been submitted electronically as separate items on the Planning Portal. The Specification and Schedule for Treatment has been submitted via email to the planning officer in five separate parts in order to fall due to the file size limits of the Planning Portal.

Background

Planning permission was granted by Neath Port Talbot County Borough Council on 4 April 2023 to Pennant Walters (FoelT) Limited under the reference P2022/0517 for:

“Amendment to the plans referred to in condition 3 of planning permission reference P2014/0825 to allow for approval of revised plans for the development. The revised plans include increases in rotor diameter of five turbines (T5, T6, T9, T10 and T11) up to 133m and increase in rotor diameter up to 117m of three turbines (T1, T2 and T8) with no increase in overall turbine height. The number of turbines to be constructed will be reduced from 11 to 8 (turbines T3, T4, and T7 removed)”.

A suite of conditions were attached to the Decision Notice, that are required to be discharged at varying stages of the development timeline. Alerion has purchased the right to implement the planning permission from the previous developer, and as such, is in the process of facilitating the discharge of all pre-commencement planning conditions.

For the avoidance of doubt, this application seeks to fully discharge Condition 07 which is required prior to commencement of the development. The conditions sought to be discharged are outlined below.

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Condition 07

For the avoidance of doubt, Condition 07 is replicated below:

“No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing intrusive site investigations for the mine entries and shallow coal workings which shall include the following:

- a) the submission of a report of findings arising from both of the intrusive site investigations;*
- b) the submission of a layout plan which identifies appropriate zones of influence for the mine entries on site, and the definition of suitable 'no-build' zones;*
- c) the submission of a scheme of treatment for the mine entries on site for approval;*
- d) the submission of a scheme of remedial works for the shallow coal workings for approval; and*
- e) The scheme as approved, including any remedial works identified by the site investigations shall be undertaken in accordance with the approved details”.*

In order to discharge Condition 07, a Specification for the Treatment of Mine Workings has been submitted to the Council.

The Specification for the Treatment of Mine Workings sets out the engineering methodology and technical specifications for the remediation of the abandoned mine workings beneath the site. It details the proposed drilling and pressure grouting works that will be undertaken to stabilise the ground and provide confidence that the subsurface conditions support all proposed construction activity. Together, these documents demonstrate that the risks associated with the historic mine workings have been appropriately assessed and that a suitable remediation strategy has been developed to ensure the safe construction and long-term performance of the proposed development.

We trust that the content of this letter and the application documents are self-explanatory and allow for the discharge of Condition 07. However, please do not hesitate to contact the undersigned should you have any queries or require any further information.

Yours sincerely,



Steve Harding

Associate Director on behalf of Axis