

Our Ref: IR/PB/S24.162

Date: 17th July 2026

Planning Department,
Neath Port Talbot,
Civic Centre,
Port Talbot,
SA13 1PJ

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
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Dear Sir or Madam,

Town and Country Planning Act 1990 (As Amended).
Land at Heritage Gate, Crown Way, Llandarcy, Neath
Discharge of condition 13 (Verification Report) of planning permission P2019/0021
Planning Portal Reference: PP-15088148

Asbri Planning is appointed as planning agent to Codi Group respect of the above planning application seeking the discharge of condition 13 (Verification Report) of planning permission P2019/0021 at Heritage Gate, Coed Llandarcy, Llandarcy, Neath, SA10 6HZ. Planning permission P2019/0021 allowed the construction of 140 residential units with associated infrastructure (Outline with all matters reserved.) with amended plans and reports submitted.

The following drawing is submitted:

Drawing name	Drawing reference
Site Location Plan	9117-PH2-PL01

In addition, the supporting documents submitted comprise the following:

Document name (reference where appropriate)	Prepared by
Application Forms	Asbri Planning
Covering Letter	Asbri Planning
Soil Verification Report October 2025	Spectrum Geo Services
Soil Verification Report April 2026	Spectrum Geo Services
Soil Verification Report June 2026	Spectrum Geo Services
Soil Verification Report July 2026	Spectrum Geo Services
Gas Membrane Inspection Report	Radon Wales Ltd

Condition 13 was partially discharged under planning reference P2025/0128 on 5th September 2025 in respect of plots A1 – A42 only. These plots are managed by Beacon Cymru Group (Formerly Coastal Housing). We are now seeking to discharge the condition in respect of the remaining plots which are managed by Codi Group.

Condition 13 (Verification Report) states:

"Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 12 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".

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'I Rowlands', with a horizontal line underneath.

Iwan Rowlands
Planner
Asbri Planning Ltd