

Mr Gavin Sterio
Port Talbot Civic Centre
Port Talbot
SA13 1PJ

**P2026/0169: Water Treatment Works, Phoenix Wharf, Phoenix Wharf
Access Road, Port Talbot, Neath Port Talbot, SA13 1RA**

Application to Discharge Condition 3

16 July 2026

Dear Mr Sterio

I am writing on behalf of Dŵr Cymru Welsh Water (DCWW) in relation to the planning application reference P2026/0169: Water Treatment Works, Phoenix Wharf which was approved by Neath Port Talbot Council (NPTC) on 13 May 2026.

The description for the application is:

The construction of a cabin containing offices and welfare facilities

The decision notice provided as part of the approval lists condition 3 as requiring to be discharged prior to commencement of development, this condition reads –

No development shall commence on site until an assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) 'Investigation of Potentially Contaminated Sites Code of Practice' and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;*
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;*

- (iii) *an assessment of the potential risks to: - human health, - groundwater and surface waters - adjoining land, - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, - ecological systems, - archaeological sites and ancient monuments; and - any other receptors identified at (i)*
- (iv) *an appraisal of remedial options, and justification for the preferred remedial option(s).*

This application (Planning Portal Reference: PP-15088861) seeks to discharge this condition through the provision of a Geoenvironmental Technical Note (B17497-123532-XX-XX-RP-NA-GC4503) which has been attached to this discharge of condition application.

We trust the submitted document provides sufficient information to discharge the above condition. However, should you have any further queries, please do not hesitate to contact me.

Kind regards,

Tom Uglow
Senior Town Planner
+442380628411

tom.uglow@mottmac.com