

Our Ref: PS/GJ/GM/26.105
Date: 17th September 2026

Neath Port Talbot County Borough Council,
Development Control Section,
The Quays, Brunel Way,
Neath,
SA11 2HZ

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir or Madam,

Town and Country Planning Act 1990 (As Amended).
Discharge of Condition 7 (Scheme of Contamination) and 8 (Remediation Scheme) relating to
Planning Permission P2026/0317
Ysgol Gynradd Gymraeg Tregesles, St Johns Terrace, Neath Abbey, SA10 7ND
Planning Portal ref. PP-15233529

Asbri Planning is appointed as planning agent to Environmental Directorate - Neath Port Talbot County Borough Council in respect of the above discharge of condition application relating to Planning Permission P2026/0317 at Ysgol Gynradd Gymraeg Tregesles, St Johns Terrace, Neath Abbey.

The application has been submitted via Planning Portal and the submission documents are listed below.

Document/Drawing name (reference where appropriate)	Prepared by
Planning Application Form	Asbri Planning
Covering Letter	Asbri Planning
Site Location Plan (YGGT-ASL-00-00-DR-A-00001)	Austin Smith Lord
Supplementary Contamination Assessment Report	Intégral Géotechnique
Remediation Strategy Report	Intégral Géotechnique

The wording of the conditions are as follows:

Condition 7

Scheme of Contamination

"Notwithstanding the details submitted, prior to the commencement of work on site, excluding demolition and site clearance, a scheme to assess the nature and extent of any contamination on the site, and confirmation of whether or not it originates on the site shall be submitted to and agreed in writing with the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006) and shall be submitted as a written report which shall include:

- (i) a survey of the extent, scale and nature of contamination;*
- (ii) an assessment of the potential risks to:*
 - o human health,*
 - o ground waters and surface waters*
 - o adjoining land,*
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,*
 - o ecological systems,*

o archaeological sites and ancient monuments;
(iii) an appraisal of remedial options, and proposal of the preferred remedial option(s).

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

Condition 8

Remediation Scheme

"Prior to the commencement of work on site, with exception of demolition and site clearance, a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historical environment shall be prepared and submitted to and agreed in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

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."

The relevant fee of £242 was made payable to Neath Port Talbot County Borough Council via an internal bank transfer.

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 faithfully,

Georgia McColm
Graduate Planner