

1. Name and address of the applicant

Mr Wayne Hopkins
NPT Architects Department
The Quays
Brunel Way
Baglan Energy Park
SA11 2GG
United Kingdom

2. Agent

N / A

3. Site Details

Rhosafan Welsh Primary School, Marine Drive, Sandfields, SA12 7NN.

4. Pre- Application Advice

No.

5. Description of Proposal

FOUR CLASSROOM EXTENSION TO EXISTING SCHOOL.

Reference no. P2020/0023 Date of Decision **2 March 2020**

Conditions requesting Discharge 3 & 4

Pre-Commencement Conditions

3 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).

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.

4 No development shall commence on site until 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 historic environment shall be prepared and submitted to and approved 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.

Has the development already started: - NO

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

Condition 3 & 4.

7. Ownership Certificates

One Certificate A, B, C, or D, must be completed with this application form

Certificate of Ownership – Certificate A

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant: **Wayne G Hopkins** on behalf of NPTCBC: Date 01/06/2020

8. Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant: **Wayne G Hopkins** on behalf of NPTCBC: Date 01/06/2020

10. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed - Applicant: **Wayne G Hopkins** on behalf of NPTCBC: Date 01/06/2020

11. Applicant Contact Details

Telephone numbers

Country code: National number:

Extension

number:

Country code: Mobile number (optional): **07870 380 313**

Email address (optional): **w.hopkins2@npt.gov.uk**

12. Agent Contact Details

N / A

13. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes **No**

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

Applicant