

**Date:** 10<sup>th</sup> September 2020

**Our Ref:** S20.227

Neath Port Talbot CBC  
Development Control  
The Quays, Brunel Way  
Neath  
SA11 2HZ

Unit 9 Oak Tree Court  
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Cardiff  
CF23 8RS

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Dear Sir or Madam,

**Town and Country Planning Permission Act 1990 (as amended)**  
**Discharge of Conditions 4 (Contamination), 5 (Remediation) and 6 (Phasing Scheme) relating to planning application P2020/0486 for a Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary cafe, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements at Land At Water Street, Neath**  
**Planning Portal Reference: PP-09048125**

Asbri Planning Ltd is appointed as planning agent to Kier Construction in respect of the above discharge of condition application. This application seeks approval of details reserved by Conditions 4 (Contamination), 5 (Remediation) and 6 (Phasing Scheme).

The application has been submitted via Planning Portal and the submission documents are listed below. The documents marked with a \* are too large to upload onto planning portal and will be sent to the [planning@npt.gov.uk](mailto:planning@npt.gov.uk) email address. The following details are submitted:

| Document name                             | Provided by    |
|-------------------------------------------|----------------|
| Application Form                          | Asbri Planning |
| Location Plan                             |                |
| <b>Condition 4</b>                        |                |
| Site Investigation Report*                | ESG            |
| Factual and Interpretative Report         | ESG            |
| Geotechnical and Geoenvironmental Report* | Terrafirma     |
| GI Report Summary Note                    | Buro Happold   |
| Existing Site Plan                        | Holder Mathias |
| <b>Condition 5</b>                        |                |
| Please see the below text                 |                |
| <b>Condition 6</b>                        |                |
| Construction Management Plan*             | Kier           |
| Transport Plan                            | Kier           |

**Condition 5**

In relation to condition 5 which requires:

***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 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.***

As demonstrated in the SI information submitted there is no contamination present at the site as such no remediation strategy is required. As required by condition 9 in the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. Furthermore this is confirmed within the construction method statement submitted in support of the application.

**Condition 6**

In relation to condition 6 the below confirms where the information request can be found within the submitted report:

- a) A plan showing the phases ..... **Pages 6 - 8**
- b) A revised construction method statement in accordance with condition 5 which takes into consideration the phasing  
..... *As per our ground investigation reports we do not anticipate encountering any contamination on site, however procedures will be followed as outlined on* **Page 42-44**
- c) Elevations and proposed finish of any temporary surface ..... **Page 40**
- d) Details of any temporary means of enclosure..... **Page 9 - 11**
- e) Details of any temporary public realm or landscaping..... *we do not envisage installation of any Temporary proposals ; permanent works will be installed as works proceed as noted on* **Page 38-40**
- f) Details of any temporary service yard arrangements – **See pages 11-13**
- g) Details of any temporary highway works required – **See pages 13 - 19**
- h) Details of and temporary drainage works. **See pages 36-37**

The planning fee of £115 is attached. 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,



**Liam Griffiths**  
**Graduate Planner**  
**Asbri Planning Ltd.**