



Geraint John Planning

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PP-09066284

16th September 2020

Planning Department
Neath Port Talbot County Borough Council
The Quays
Baglan Energy Park
Neath
SA11 2GG

Dear Sir / Madam,

PP-09066284

THE WELFARE HALL, GLYNNEATH, NEATH, SA11 5EE

Planning Application Reference: P2011/0486

'Residential development 10 detached dwellings and associated works'

The following application, submitted on behalf of Manning Construction Limited, sets out the justification in respect of Conditions 9 and 10 in relation to the development at The Welfare Hall, Glynneath, Neath, SA11 5EE, which has been submitted via the Planning Portal under reference PP-09066284 for the following proposal:

"Discharge of Conditions 9 and 10 of planning consent P2011/0486."

This letter outlines the detail submitted in support of this application with reference to the following conditions:

- Condition 9 (Contamination); and
- Condition 10 (Remediation Scheme).

Condition 9: Contamination

Condition 9 of the approval states:

"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."

Condition 10: Remediation Scheme

Condition 10 of the approval states:

"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."

Summary of Submission Information for Conditions 9 and 10

- Geotechnical and Geoenvironmental Report: Proposed Residential Development, Land Adjacent to Park Avenue, Glynneath.

This report on the whole reports the results of a geo-environmental assessment and geotechnical investigation of the site followed by a report of any necessary further intrusive works and / or remediation works to render the site for its intended use. On this basis, we consider that the information provided is considered satisfactory to enable the discharge of Conditions 9 and 10.

Conclusion

It is considered that the information provided above and in the referenced documents enables the discharge of the conditions referenced, and as such, the Applicant respectfully contends that the application is acceptable, and the conditions ought to be discharged.

The relevant information / documentation has been uploaded via the Planning Portal (Ref: PP-09066284) with payment previously been made and agreed by the Case Officer via email on the 18th June 2020.

We look forward to receiving confirmation that the application has been received and validated. Should you require further information, please do not hesitate to contact me.

Yours faithfully,

Sarah Edwards

Associate
Geraint John Planning Ltd.