

20 May 2021

Our Ref: S21.156

Planning Department
Neath Port Talbot
Civic Centre,
Port Talbot
SA13 1PJ

Suite D
Urban Village
220 High Street
Swansea
SA1 1NW

Tel: 01792 480 535

Fax: 02920 732 670

www.asbriplanning.co.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LAND NORTH OF BEVIN AVENUE SANDFIELDS PORT TALBOT SA12 6JU
DISCHARGE OF CONDITIONS 6 AND 7 OF PLANNING PERMISSION P/2020/0992
Planning Portal Reference PP-09757145

Asbri Planning Ltd have been instructed by Tai Tarian to submit an application on their behalf seeking the discharge of Conditions 6 and 7 of planning permission P2020/0992.

The permission allowed for the Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

Discharge of Condition Application

Condition 6 (Land Contamination) states:

Notwithstanding the submitted information, 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)*
- (i) *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.

You will note from a review of the report that, no additional contamination has been identified in relation to what was identified in the original site investigation, which included one area of PAH compounds and one area of ACMs.

Condition 7 (Remediation Scheme) 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 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.

In accordance with the requirements of the above conditions, the following documents have been submitted for approval:

- Cover Letter
- Site Location Plan (Scale 1:1250)
- Supplementary Site Investigation Report, and;
- Remediation Strategy Report.

It is considered the information comprehensively addresses the requirement of the condition and therefore I look forward to confirmation of its discharge in the near future.

I trust you will find this application in order, however if I can be of any further assistance please do not hesitate to contact me.

Yours faithfully,

Daniel Lemon
Graduate Planner