

Date 24/02/2022
Our Ref: 20.8028

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Ms. Helen Bowen
Planning Officer
Neath Port Talbot County Borough Council

Dear Ms Bowen

**Re: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPROVAL OF DETAILS RESERVED BY A CONDITION FOR CONSENT P2021/0428
LAND OFF MEADOW ROAD, EAGLESBUSH VALLEY, NEATH, SA11 2AF**

On behalf of our clients, Jones Brothers (Henllan) Ltd and Tai Tarian, Boyer is pleased to submit this Application for Approval of Conditions attached to a Planning Permission.

The application relates to Consent No. P2021/0428, which was for the development of 52 affordable dwellings and associated access, landscaping and site infrastructure. The application was granted on 21 December 2021.

This submission seeks to provide the necessary information to discharge Condition 6 of the permission.

Pre-commencement conditions

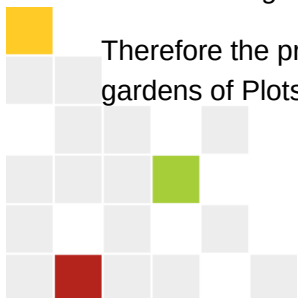
Condition 6 relates to remediation strategy and is worded as follows:

"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."

Accordingly, an Outline Remediation Strategy Report (Intégral Géotechnique, February 2022, 12722/LP/22/ORS) is provided in this submission. The report provides a remediation strategy for the delivery of the Site to a suitable standard for residential use and details how the remediation works will be supervised and validated.

The report concludes that *"the site investigations carried out across the site have identified that a potential risk to end users exists in the vicinity of TP11 and S12 within the southeast area of the site...covering Plots 25, 26 and 27 and adjacent landscaped area."*

Therefore the proposed remediation includes a 600mm clean cap of inert topsoil and sub soil to the gardens of Plots 25-27, where the elevated arsenic levels were identified and a 150mm layer of



topsoil in all gardens and soft landscaping areas elsewhere across the development. Full details are provided within the report.

The planning application fee is £115 and has been paid online via the Planning Portal.

We trust that this letter, together with the enclosed information and application form provides sufficient detail to allow Condition 6 of the permission to be approved by the Local Authority.

We look forward to receiving notification that the application has been registered and we would be happy to assist the Authority in any way during the determination process.

Yours sincerely



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