

SUBMITTED VIA PLANNING APPLICATIONS WALES

Neath Port Talbot Council
Planning Department
The Quay
Brunel Way
Port Talbot
SA11 2GG

Dear Sir/Madam,

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
NEATH PORT TALBOT HOSPITAL, BAGLAN WAY, ABERAVON, SA12 7BX
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION (PLANNING PERMISSION REF: P2022/0433)

CONDITION 3 (CONTAMINATED LAND ASSESSMENT) CONDITION 4 (CONTAMINATED LAND REMEDIATION SCHEME), CONDITION 5 (CONSTRUCTION METHOD STATEMENT AND TRAFFIC MANAGEMENT PLAN), CONDITION 6 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN)

On behalf of Stride Treglown (acting on behalf of Swansea Bay University Health Board) please find the enclosed application to discharge the following conditions of planning permission REF: P2022/0433.

Condition 3

Condition 3 requires that, prior to the commencement of development, an assessment of the nature and extent of contamination affecting the application site area shall be submitted to and approved in writing by the Local Planning Authority.

In order to discharge this condition, please find attached the Geotechnical and Geoenvironmental Report (Terra Firma).

Condition 4

Condition 4 dictates that no development is to take place 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 has been prepared and submitted to and approved in writing with the Local Planning Authority.

Section 9.3 of the Geotechnical and Geoenvironmental Report (Terra Firma) outlines remedial measures in respect to contaminated soils (low risk) and the aquatic environment (negligible). In respect to ground gas, Section 8.3 of the report identifies that the site is classified as 'Gas Characteristic Situation 1' (CS1). However, as the peak methane has significantly risen above 1%, it is recommended that 'Gas Characteristic Situation 2' (GS2) is applied to the site.

STRIDE TREGLOWN LTD
PROMENADE HOUSE, THE PROMENADE
CLIFTON DOWN, BRISTOL BS8 3NE
+44 (0)117 974 3271

REGISTERED OFFICE
PROMENADE HOUSE, THE PROMENADE
CLIFTON DOWN, BRISTOL BS8 3NE
REGISTERED IN CARDIFF
REGISTERED NO: 1748850

STRIDETREGLOWN.COM

Condition 5

Condition 5 requires that, prior to any development commencing, including demolition, a Construction Method Statement and Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

The following documents are submitted to satisfy the above condition:

- Construction Traffic Management Strategy
- Construction Environmental Management Plan

Condition 6

Condition 6 states that no development will be permitted to take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The following document is submitted to satisfy the above condition:

- Construction Traffic Management Strategy
- Construction Environmental Management Plan

We trust that the submission of this information will enable the Council to formally discharge the conditions. Payment of £115 has been made to Neath Port Talbot Council via the online Planning Portal.

If you require any further information, please do not hesitate to contact me.

Yours faithfully,



Finn Blundell
Planning Consultant
For
STRIDE TREGLOWN LIMITED