



Neath Port Talbot County Borough Council
Planning Department
The Quays
Brunel Way
Neath
SA11 2GG

24th August 2022

Ref. SP22-1118

Dear Sir/Madam,

Retrospective Planning Application for the Raising of Ground Levels Land West of Tennant Grove, Skewen, Neath, SA10 6ES

Simply Planning Limited (SPL) is instructed by our client, Hale Construction Ltd, to submit the enclosed retrospective planning application for the raising of ground levels at the above address. The description of development is as follows:

“Planning Application to increase the ground levels (retrospective).”

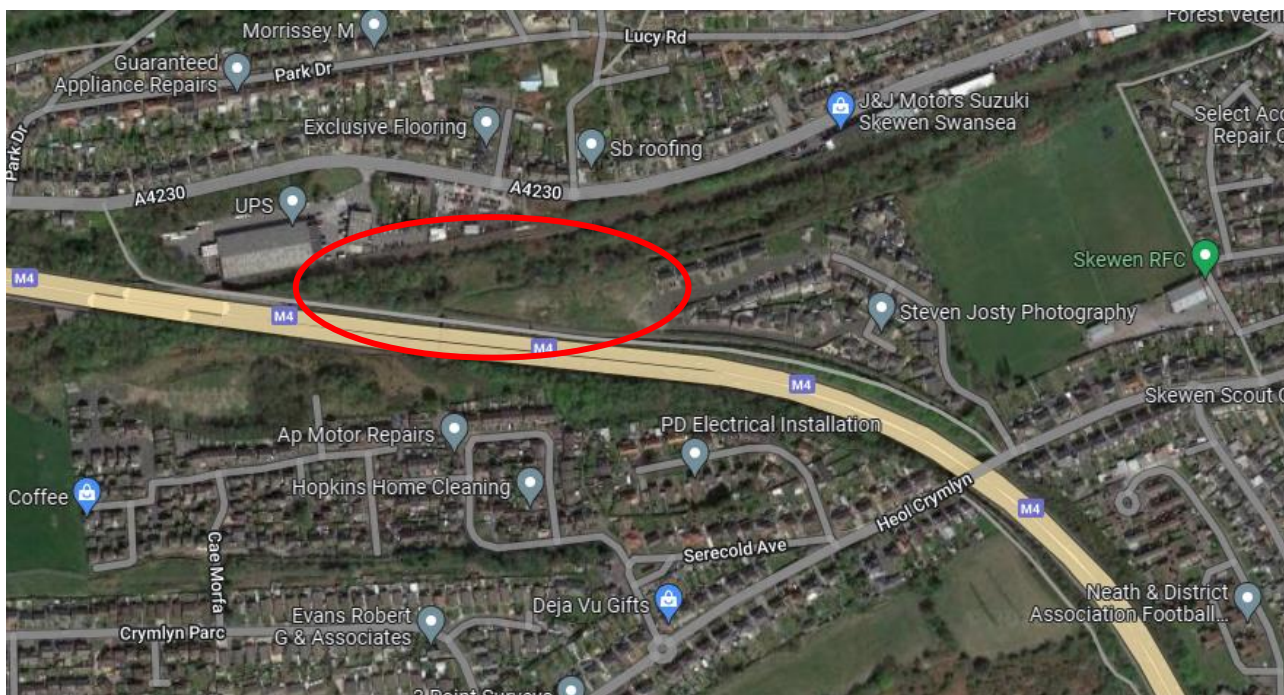
In addition to this covering letter, the application submission comprises the following:

- Competed planning application forms;
- Site Location Plan;
- Earthworks Chemical Suitability Assessment & Combined Appendices, prepared by Earth Science Partnership;
- October 2015 Topographic Survey, undertaken by ateb Consult, drawing ref: 14/101-2001; and
- January 2019 Topographic Survey, undertaken by John Vincent Surveys Ltd, drawing ref: 14/19.

The requisite planning application fee of £1840 has been paid to the Council, as part of the application submission.

Application Site and Surroundings

The application site is located west of Tennant Grove, Skewen, situated approximately 3.6km west of the centre of Neath and is currently used as public open space. The site is an area of closely mown grass with a number of trees to the north of the site. The 27 houses which make up Tennant Grove to the east was approved under application reference 2015/0158 in January 2017. A large number of trees are located adjacent to the north of the site, with the railway line beyond, there are also a large number of trees adjacent to the west of the application site. The M4 is situated adjacent to the south. The application site is in a predominantly residential area, however a convenience store, logistics depot and associated parking is located beyond the railway line to the northwest. The approximate site location is shown on the below image.



Retrospective Works

The adjacent land to the east of the application site was subject to the development of 27 houses, following the grant of application reference 2015/0158 in January 2017. In addition, southeast of the site, an application for the construction of 2 bungalows and access road was granted in February 2011 under the planning reference P2009/0542. These formed phases 1 and 3 of a residential development off of Crymlyn Road, Skewen. As part of these schemes, land was excavated for the for the properties and associated civil engineering works. The finished floor levels were agreed as part of the applications. The materials which were excavated from Phase 1 and 3 have been used to raise the ground level in Phase 4. The Topographic Surveys which accompany this application (drawing ref: 14/101-2001 & 14/19), show that fill depths ranged between 1m in the south of the site, to a maximum of 5m within the area of the railway cutting in the northwest.

Policy BE1 (Design) of the Neath Port Talbot Local Development Plan (LDP, adopted January 2016) advises that all development proposals are expected to complement and enhance the character and appearance of the site, respect the context of the site and its place within the local landscape, and utilise materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate. Landscaping has been provided through carefully distributing the depositing materials throughout the application site and through the planting of grass, which has since grown and covers the site. The application site complements the surrounding area and local landscape and therefore, the scheme accords with LDP Policy BE1.

LDP Policy SP16 (Environmental Protection) advises that air, water and ground quality and the environment generally will be protected and where feasible improved through ensuring that proposals do not significantly increase pollution levels. Following the depositing of material at the application site, an Earthworks Chemical Suitability Assessment (ECSA) was undertaken by Earth Science Partnership. The Assessment accompanies this application. The ECSA found that *"the identified levels of soil contamination within the fill materials at the site are not considered to pose a risk to future site users"*. In addition, the Assessment did not anticipate any significant risks to the general public from the future development of the site. Finally, the ECSA found that *"the controlled waters*

risks posed by the earthworks material placed by the Client in the Phase 4 area is considered to be low and we do not consider remedial action is warranted with regards to the earthworks fill". Therefore, the works are fully in compliance with Policy SP16 of the LDP.

Conclusion

The earthworks undertaken at the land west of Tennant Grove will not pose any environmental risks to the nearby residents or the wider area. Should residential development be proposed on the land in the future then check testing would be required to ascertain the suitability of soils, but no further testing is recommended for its existing use as public open space. The site has been landscaped through the careful distribution of material and the planting of grass, which ensures complementary visual amenity to the surrounding landscape.

I trust that the above provides sufficient information for the application to be considered favourably. Should, however, your Officers have any queries or require anything further at this stage then please do not hesitate to contact me.

In the meantime, we look forward to confirmation of validation.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'J. Downey'.

Josh Downey

Planner

Encs.