

Planning Department
Neath Port Talbot County Borough Council
Civic Centre,
Port Talbot
SA13 1PJ

REF: PP-12835458

26 February 2024

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT (1990) AS AMENDED

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER (WALES)
2012**

FORMER DYFFRYN LOWER SCHOOL, TALCENNAU ROAD, PORT TALBOT, SA13 1EP

DISCHARGE OF CONDITIONS 4, 5, 10

I write on behalf of Linc Cymru, to submit an application for the approval of details reserved by conditions, following the approval of the full planning application on 4 December 2023 (Reference: PN2022/1063) and the non-material amendment on 23 February 2024 (Reference: P2024/0050). The development is for 43no. affordable dwellings and associated works including a new access, an internal road network, landscaping, sustainable drainage, car, cycle parking and partial demolition of school.

The information submitted to allow for validation is:

1. The 1APP application forms
2. Planning application fee of £115 made to Neath Port Talbot County Borough Council
3. Desk study (Reference number: 2203011.001.01), prepared by Tweedie Evans Consulting
4. Ground investigation report (Reference number: 2203011.002.01), prepared by Tweedie Evans Consulting
5. Remediation strategy and verification plan (Reference number: 2203022.003.01), prepared by Tweedie Evans Consulting
6. Demolition health and safety phase plan, prepared by Bluerock Demolition
7. Site waste management plan, prepared by Bluerock Demolition
8. Construction method statement & Environmental protection statement (Reference number: HS-FM-041), prepared by Hale

For ease, I set out the wording of the condition and the information submitted to discharge.

Condition 4:

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:
 - a. human health,
 - b. groundwater and surface waters
 - c. adjoining land,
 - d. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, ecological systems,
 - e. archaeological sites and ancient monuments; and
 - f. 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.

Information submitted:

1. Desk study (Reference number: 2203011.001.01), prepared by Tweedie Evans Consulting
2. Ground investigation report (Reference number: 2203011.002.01), prepared by Tweedie Evans Consulting

The submitted desk study and ground investigation provided the assessment of the potential risks and confirmed that elevated contaminants of potential concerns had been recorded within the made ground materials when considering a residential site end use, which is typical in brownfield development. Recommendations have been given to soft landscape areas in the site and where made ground remains after finished levels have been achieved. The reports contain necessary information which allows condition 4 to be discharged.

Condition 5:

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.

Information submitted:

1. Remediation strategy and verification plan (Reference number: 2203022.003.01), prepared by Tweedie Evans Consulting

The submitted report provides remediation strategies for relevant pollution linkages (end users, construction workers, and nuisance during construction). A cover system has been proposed for the remediation of the soft landscape areas. This report contains necessary information which allows condition 5 to be discharged.

Condition 10:

No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) and Construction Method Statement (CMS) have been submitted to and approved in writing by the Local Planning Authority. The CEMP/CMS shall be made with reference to the requirements of British Standard BS5228-1:2009 - "Code of practice for noise and vibration control on construction and open sites". The CEMP/CMS shall include the following information: -

- i. Construction methods: details of the extent and phasing of development; details of construction materials or techniques to be used; details for the storage and management of plant and materials used in constructing the development.
- ii. General Site Management: details of the construction programme including timetable; details of site clearance; details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing; details of complaint investigation procedures.
- iii. Control of Nuisances: Identification of the significant construction and demolition noise & vibration sources; details of physical and operational management controls necessary to mitigate noise & vibration emissions; details of dust & odour control measures and measures to control light spill.
- iv. Traffic Management: details of site deliveries; details for the loading and unloading of plant and materials; details of wheel wash facilities; details for the parking of vehicles of site operatives and visitors.
- v. Hours of working on site, including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties and primary school.
- vi. Specific provisions in relation to the removal of existing concrete foundations and mitigation measures undertaken shall be detailed.
- vii. Waste Management Plan: a plan for the control, management, storage and disposal of any waste material generated during the demolition and construction of the development. All waste shall be treated in accordance with the agreed waste plan. The plan shall be implemented as approved.
- viii. Signage: scheme for the erection of temporary/semi temporary signage warning drivers of the presence of children and speed restrictions.
- ix. Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP/CMS and emergency contact details.
- x. The CEMP/CMS shall be signed by a competent person(s).
- xi. Traffic management: plan showing the route demolition, construction and delivery vehicles will take to and from site (to the nearest classified highway) shall be submitted.
- xii. The development shall be carried out in full accordance with the approved CEMP/CMS.

Reason:

In the interests of biodiversity and the amenity of the area as a whole and to ensure the development complies with Policies EN7, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

Information submitted:

1. Demolition health and safety phase plan, prepared by Bluerock Demolition
2. Site waste management plan, prepared by Bluerock Demolition
3. Construction method statement & Environmental protection statement (Reference number: HS-FM-041), prepared by Hale

The demolition and site preparation works will be carried out by Bluerock Demolition and will be supported by a Demolition health and safety phase plan and a Site waste management plan. Upon completion of the works, the site will be handed over to Linc Cymru who will engage Hale to initiate construction. The construction activities will be supported by a Construction method statement & Environmental protection statement. The aforementioned reports contain the necessary information stipulated in condition 10.

We consider the submitted information to be acceptable and request that conditions 4,5 and 10 are discharged.

Yours faithfully,



Kathryn Williams BSc (Hons) MA MRTPI

Managing Director

KEW Planning