

6th August 2024
Our Ref: S24.118

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

Suite D, 1st Floor
Urban Village
220 High Street
Swansea, SA1 1NW

Tel : 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LAND AT HEOL CRWYS, CWMAFAN, PORT TALBOT SA12 9NT
PARTIAL DISCHARGE OF CONDITIONS 5 (CONTAMINATION), 6 (REMEDIATION STRATEGY) AND 26 (MINE GAS RISK ASSESSMENT) OF PLANNING PERMISSION P2023/0369
PLANNING PORTAL REFERENCE: PP-13311010

Asbri Planning Ltd have been instructed by CJ Construction Wales Ltd to submit an application on their behalf seeking the partial discharge of conditions 5, 6 and 18 in relates to Phase 1 of planning permission P2023/0369. The permission allowed for the demolition of existing structures and construction of 43 no. residential dwellings with associated infrastructure works.

Discharge of Condition Application

Condition 5 (Contamination), as amended by the NMA ref: P2024/0336, states:

Prior to the commencement of works on any phase of the development with the public sewer crossing located within, details of a scheme to divert the public sewer crossing the site has been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design, construction method statement and risk assessment outlining the measures taken to secure and protect the structural condition and ongoing access of the public sewer. No development of any respective phase, excluding demolition works, pursuant to this permission shall be carried out until the approved diversion scheme has been implemented and completed. The protection measures shall be retained as such thereafter.

Reason: To protect the integrity of the public sewer and avoid damage thereto

Condition 6 (Remediation Scheme), as amended by the NMA ref: P2024/0336, states:

Prior to the commencement of each associated phase of development (excluding demolition), 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 address land instability arising from coal mining legacy, 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.

Condition 18 (Mine Gas Risk Assessment), as amended by the NMA ref: P2024/0336, states:

Prior to the commencement of each associated phase of development (excluding demolition), a Detailed Mine Gas Risk Assessment, shall be submitted to and approved in writing by the Local Planning Authority. The report shall detail

the outcome of the suitable site investigation and lines of evidence risk assessment in accordance with CL:AIRE - Good Practice for Risk Assessment for Coal Mine Gas Emissions, October 2021' and having regard to current guidance - 'Land Contamination: Risk Management LCRM; 2020 . If the Detailed Mine Gas Risk Assessment concludes remediation is required to mitigate the risk, the report shall also include a Remediation Scheme with full details of the design of gas protection measures and a Verification Plan as described in CIRIA C735 - 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases'. The development shall be constructed in strict accordance with the scheme as approved. (See Notes to developer)

Reason: In the interests of human health and to accord with Policy EN8 of the Local Development Plan.

This application seeks to partial discharge the conditions listed above in relates to Phase 1 of the propsoed development to allow commencement of development for the relevant phase. In order to satisfy the requirements of the above conditions, the following information has been submitted for consideration:

- Supplemental Site Investigation Report prepared by Integral Geotechnique (ref: 14023/LW/24/SSI/RevC)

In addition to the above, the planning application has been submitted via Planning Portal and is accompanied by the following:

- Covering Letter;
- Site Location Plan (Scale 1:1250);
- Planning Application Fee of £115.

It is considered the information comprehensively addresses the requirement of the conditions and therefore I look forward to confirmation of its partial 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,

Glenn Lee - Planner
Asbri Planning Ltd