

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

REF: PP-13400545

11 September 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

FULL DISCHARGE OF CONDITIONS 4 and 5

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.

Following the approval of application P2024/0142, conditions 4 and 5 were partially discharged to allow for the commencement of demolition and site clearance. After these initial works, additional site investigations have been carried out in the area of the school building. The Remediation Plan and Verification Strategy document has been updated and a supplementary geoenvironmental assessment (post-demolition) has been prepared, which supports the full discharge of Conditions 4 and 5.

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. SUPPLEMENTARY GEOENVIRONMENTAL ASSESSMENT (POST DEMOLITION) ADDITIONAL TESTING, document reference: 2203011.005.02, prepared by TEC
4. Remediation Strategy and Verification Plan, document reference: 2203011.003.02 prepared by TEC

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. SUPPLEMENTARY GEOENVIRONMENTAL ASSESSMENT (POST DEMOLITION) ADDITIONAL TESTING, document reference: 2203011.005.02, prepared by TEC

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, document reference: 2203011.003.02 prepared by TEC

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

Yours faithfully,



Kathryn Williams BSc (Hons) MA MRTPI
Managing Director
KEW Planning