

Our ref: 1089.h

1st October 2024

Neath Port Talbot County Borough Council
Brunel Way
Briton Ferry
Neath
SA11 2GG

Dear Sir / Madam,

Re: Proposed Demolition of Existing School Buildings and Construction of Residential Development at former Clun Primary School, Clyne (Planning Permission P2018/0301)

We are instructed by the Applicant to prepare and submit an application for the complete discharge of Conditions 5, 6 and 15 of Planning Permission P2018/0301. All three conditions had previously been partially discharged under the provisions of approval P2020/0178. However, as the necessary information was not possible to be obtained for those elements of the site at the time occupied by buildings, the LPA determined to partially discharge the conditions in question, permitting development to commence in accordance with the approved plans with respect to all other areas of the application site.

Since the above approval, the buildings question have now been demolished and removed, enabling the relevant investigation to take place and full adherence to the requirements of Conditions 5, 6 and 15 be met, with this submission seeking their formal discharge.

Conditional Requirements

Conditions 5, 6 and 15 follow a stepped approach in (a) assessing the site for the nature and extent of any contamination, (b) producing a scheme of remediation and treatment of any identified contamination and (c) providing confirmation that the scheme of remediation and treatment has been carried out.

In response to the above and following the approval of application P2020/0178, all buildings present on site were duly demolished. Following their demolition, further ground testing was undertaken by *Terra Firma* in the form of a number of trial pits (7 in number) being dug and the resultant soils being tested for a series of contaminants.

From the soil taken from the trial pits, only one (TP-A) identified the presence of a contaminant (Naphthalene). As a result, the resultant report produced by *Terra Firma* (a copy accompanies this application) set out recommendations for the treatment of the contaminant, which amounted to its removal from site.

As detailed in the accompanying *Remediation Confirmation and Verification Report*, this was duly done by the Applicant, with the relevant waste transfer documentation accompanying this application submission. In addition, following the removal of the soil in question, the ground was then re-tested by a further site investigation firm, who confirmed that the land now contained no trace of the previously identified contaminant (Naphthalene).

As a result of the above, the necessary steps set out within Conditions 5, 6 and 15 were followed with regards to those areas not covered by approval P2020/0178. The remaining areas of the site were investigated, any contaminants were identified and the remediation in accordance with professional recommendations.

As a result of the above, it is respectfully proposed that the requirements of Conditions 5, 6 and 15 have now been met in relation to all areas of the application site and that the respective conditions can now be discharged in full.

We trust that the above and accompanying information is in order. However, should you have any questions or queries, please do not hesitate to contact me.

Yours sincerely

Jason D Evans

Jason D Evans
Director