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4th July 2025

Dear Sir or Madam,

Town and Country Planning Act 1990

**Discharge of Planning Condition 6 (Contamination), 7 (Remediation) & 19 (Piling) Attached to
Planning Permission P2024/0597 (as amended by NMA application P2025/0367 dated 23/05/2025).
Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DP**

Asbri Planning Ltd have been instructed by Fresenius Medical Care Renal Services Ltd to submit an application on their behalf seeking the discharge of conditions 6 (Contamination), 7 (Remediation) & 19 (Piling) of planning permission P2024/0597 (as amended by NMA application P2025/0367 dated 23/05/2025). The permission allowed for the substantial demolition of existing factory building and construction of satellite dialysis unit (use class D1), including associated car parking, landscaping, refuse storage and engineering works.

In order to discharge the aforementioned planning conditions, this application comprises the following documents:

- Covering Letter
- Site Location Plan (Scale 1:1250);
- Decision Notice P2024/0597;
- Phase 1 Contaminated Land Report;
- Phase 2 Contaminated Land Report;
- Phase 2 Contaminated Land Report – Additional Sampling
- Radon Report
- Piling Method Statement

The full wording of conditions 6, 7 & 19 is set out below.

Condition 6 (Contamination)

Notwithstanding the submitted information, no development shall commence on site (excluding the substantial demolition of the existing building) 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:*
- *human health,*
 - *groundwater and surface waters*
 - *adjoining land,*
 - *property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,- ecological systems,*
 - *archaeological sites and ancient monuments; and*
 - *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."

Condition 7 (Remediation)

"No development shall commence on site (excluding the substantial demolition of the existing building) 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."

Response: In summary, the submitted documentation fully addresses the requirements of Conditions 6 & 7. The contents of the Phase II Ground Contamination Report, prepared by Rhondda Geo Technical Services, fully responds to the explicit requirements of Condition 6. Based on the findings of the Phase II Ground Contamination Report there is no requirement for a remediation strategy as there is no soil contamination present. Hence Condition 7 can be fully discharged on this basis. It is therefore considered the submission should allow for the full discharge of the aforementioned planning conditions.

Condition 19 (Piling Method Statement)

"Prior to the start of any piling works on site, full details of a Piling Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall detail all piling options available and identify the reasons for the selection of the proposed piling method, together with any necessary mitigation measures. The approved scheme shall be fully implemented on site in accordance with the approved details for the duration of any piling works that are to take place.

Reason: In the interests of the residential amenity of the occupiers of the adjacent dwellings and to accord with policies BE1 and EN8 of the Neath Port Talbot Local Development Plan."

Response: The enclosed Piling Method Statement prepared by Roger Bullivant fully addresses the requirements of Condition 19. It is therefore considered the submission should allow for the full discharge of the aforementioned planning condition.

Closure

To conclude, it is considered the submitted documentation outlined above is sufficient to fully discharge planning conditions 6, 7 & 19. Please note payment of the application fee has been made directly via the Planning Portal.

We trust the above information is helpful to your consideration of the submitted details and look forward to receiving confirmation of registration of the application in due course. In the meantime, please contact us should you require any additional information regarding the application.

Yours faithfully,



Oliver Hanney – Senior Planner

Asbri Planning