

Chantalle Lamnea

From: iplan architecture <carl@iplanarchitecture.co.uk>
Sent: 12 November 2025 13:48
To: Chantalle Lamnea
Cc: Wayne Goodridge
Subject: FW: P2024/0623 - Land Adjacent To 1 Heol Tabor (Minor) - NRW Response NRW:06552161 (email 1-2)
Attachments: Q0353 - Land Off Heol Tabor -FINAL R2_compressed.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon Chantelle,

Hope you are well.

Please see attached response from the appointed consultant regarding NRW comments.

Many thanks,
Carl

Carl Quick
Design Director

iplan architecture
07765 660 189
www.iplanarchitecture.co.uk

From: Phil Darby <phil@spencerquantum.co.uk>
Date: Wednesday, 12 November 2025 at 11:01
To: iplan architecture <carl@iplanarchitecture.co.uk>, John Stark <john@spencerquantum.co.uk>
Cc: Alex Newall <alex@spencerquantum.co.uk>
Subject: RE: P2024/0623 - Land Adjacent To 1 Heol Tabor (Minor) - NRW Response NRW:06552161

Hi Carl

Apologies for the delay. We are experiencing an extremely busy period.

See below response to the various queries from the NRW:

- The surface water drain mapped on the site has now been identified as a possible receptor within the PRA / Desk Study
- The following has been added to the Summary Assessment or Risk to Controlled Waters within the Ground Investigation Report *It is unlikely post construction that any overland flow will come into contact with potentially contaminated soils and flow into the surface water on-site. There is an increased potential for this to occur during construction and therefore during*

construction, overland flow of surface water should be managed to prevent any surface or groundwater from entering surface water drain on-site.

- With regards the potential mobile contaminants identified in a single sample, the report states the following: *Potentially significantly elevated Copper concentrations were measured within the soil leachate of one of the samples of Made Ground from WS01. Based on the findings of the ground investigation, the potential for leachate generation which may contain elevated concentrations of Copper exists however, given the extensive current and historical land uses in the area, the presence of relatively impermeable strata below the site (as proven by the soakaway testing) and the absence of nearby groundwater bodies, the risk of potential leachate generation from the Made Ground present on site on controlled waters is considered to be low.*
- As mentioned within the Ground Investigation Report and Remediation Strategy, grouting of the mine workings needs to be undertaken in line with a suitable standalone grout plan, which should include / address the items listed within the NRW response. A specific grout plan is beyond the scope of the Ground Investigation Report and Remediation Strategy. The grout plan can be / should be produced by a competent grouting contractor who would be undertaking the grouting works, however this is a service that SQL can provide at a cost of £950.00.

The Coal Authority appear to be happy with the investigation undertaken.

Regards

Phil

From: iplan architecture <carl@iplanarchitecture.co.uk>

Sent: 07 November 2025 11:56

To: Phil Darby <phil@spencerquantum.co.uk>; John Stark <john@spencerquantum.co.uk>

Cc: Alex Newall <alex@spencerquantum.co.uk>

Subject: FW: P2024/0623 - Land Adjacent To 1 Heol Tabor (Minor) - NRW Response NRW:06552161

Hi Phil,

Please could you provide us with an update regarding our emails below dated 8th and 22nd September.

Look forward to hearing from you soon.

Thanks
Carl

Carl Quick
Design Director

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From: iplan architecture <carl@iplanarchitecture.co.uk>

Date: Monday, 22 September 2025 at 12:42

To: Phil Darby <phil@spencerquantum.co.uk>

Cc: John Stark <john@spencerquantum.co.uk>

Subject: FW: P2024/0623 - Land Adjacent To 1 Heol Tabor (Minor) - NRW Response NRW:06552161

Hi Phil,

Hope all is well.

Have you had the opportunity to review the comments from the coal authority?

The planning officer has recently requested an update regarding the concern.

Please could you let us know at your earliest convenience.

Many thanks
Carl

Carl Quick
Design Director

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From: iplan architecture <carl@iplanarchitecture.co.uk>
Date: Monday, 8 September 2025 at 11:14
To: Phil Darby <phil@spencerquantum.co.uk>, John Stark <john@spencerquantum.co.uk>
Subject: FW: P2024/0623 - Land Adjacent To 1 Heol Tabor (Minor) - NRW Response NRW:06552161

Hi Phil,

Hope you are well.

Please see attached response from the planning officer following consultation with NRW.

We would be grateful if you could take a look and advise accordingly regarding NRW concerns.

Many thanks
Carl

Carl Quick
Design Director

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From: Chantalle Lamnea <C.Lamnea@npt.gov.uk>
Date: Friday, 15 August 2025 at 12:37
To: iplan architecture <carl@iplanarchitecture.co.uk>
Subject: P2024/0623 - Land Adjacent To 1 Heol Tabor (Minor) - NRW Response NRW:06552161

Good Afternoon Carl,

RE: P2024/0623 - Land Adjacent To 1 Heol Tabor Cwmavon.

Construction of 5 No. 2-bedroomed bungalows with on-site parking, landscaping scheme and associated engineering works.

Please find attached the responses from NRW and the Coal Authority on the above application.

Unfortunately, additional information is still required and this needs to be submitted pre-determination. We also need oversight of the how the proposed site layout will work with a 'no build exclusion zone of 6m' as directed by the CA.

I am also still awaiting comments from our in-house EVH (Contaminated Land) Team.

Kind regards,

Chantalle Lamnea

Swyddog Cynllunio Uwch - Rheolaeth Datblygu / Senior Planning Officer – Development Management

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