

General Environmental Health Planning Consultation Response

Planning Application Ref: P2026/0051

Address: Land Adjacent To 27 Heol Tabor Cwmavon Neath Port Talbot SA12 9PS

Planning Case Officer: Gavin Sterio

Comments provided by: Aldona Rahman

Our Ref:

Date: 11/03/2026

The General Environmental Health Planning Consultation response to the above application has considered the following relevant areas:

Noise ☐	Air Quality ☐	Contaminated Land ☒
Odour ☐	Housing ☐	Other (please specify) ☐

The Environmental Health Team, in responding to the above application, provides the following substantive response:

No Comment ☐
No Objection subject to conditions (see the specified conditions below) ☒
Requires further information (see details below) ☐
Objection (on the grounds set out below) ☐

Overall Recommendation

We do not have any objection to the proposed development. Subject to comments below.

Observations and Comments

Contamination

EPS Ltd., on behalf of the Client, was appointed to investigate any potential pollutant linkages that could affect the proposed residential development, which includes a garden.

A review of historic maps and background information identified several plausible pollutant pathways, and the Conceptual Site Model (CSM) indicates the presence of potentially active pollutant linkages.

The results of the limited shallow intrusive site investigation confirmed the presence of

contamination on-site. Therefore, further intrusive investigation, including ground-gas assessment, is recommended to determine the extent and significance of any potential contamination.

I recommend that the land contamination conditions LC01, LC03, LC04 and LC05 be attached to any approval granted. Once a contaminated land report assessing the site for this application has been received and reviewed, the attached condition may be considered for discharge.

Recommended Conditions

LC01 - Site Investigation

Prior to the commencement of work on site a scheme to assess the nature and extent of any contamination on the site, and confirmation of whether or not it originates on the site shall be submitted to and agreed in writing with the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in

accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006) and shall be submitted as a written report which 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) identifying all plausible pollutant linkages to be assessed.~~

(ii) a survey of the extent, scale and nature of contamination;

(iii) an assessment of the potential risks to:

- human health,
- ground waters 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;

(iv) an appraisal of remedial options, and proposal of 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.

LC03 – Remediation Strategy

Prior to the commencement of work on site 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 historical environment shall be prepared and submitted to and agreed 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.

LC04 - Verification Report

Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition (Please insert the condition number requiring remediation to be carried out) shall be submitted to and agreed in writing with the Local Planning Authority.

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.

LC05 - Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

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 off site receptors.