

General Environmental Health Planning Consultation Response

Planning Application Ref: P2026/0169

Address: Water Treatment Works Phoenix Wharf Phoenix Wharf Access Road Port Talbot
Neath Port Talbot SA13 1RA

Planning Case Officer: Gavin Sterio

Comments provided by: Muttakir Mohammed

Our Ref: PLC41180

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

A Preliminary Risk Assessment (Desk Study) is required to assess the potential human health risks associated with the construction of a cabin containing offices and welfare facilities.

Observations and Comments

Due to the location and industrial history of the site, the proposals will require a Preliminary Risk Assessment (Desk Study) specific to the development proposals.

Reason: to assess the potential human health risks associated with the construction of a cabin containing offices and welfare facilities.

Recommended Conditions

Standard contaminated land conditions LC01, LC03, LC04 and LC05.

Please also include the following informatives:

MG Informative 1 – Preliminary Mine Gas Assessment – Low Risk Mining Area

The applicant is made aware that the development lies in an area of historic mining activity which may be a potential source of ground gas. No development should take place until a mine gas risk assessment has been undertaken. The mine gas risk assessment shall be undertaken by a competent person as defined in the National Planning Policy Framework and conducted in accordance with 'CL:AIRE – Good Practice for Risk Assessment for Coal Mine Gas Emissions, October 2021' and having regard to current guidance – 'Land Contamination: Risk Management (LCRM; 2020)' the recommendations of the report shall be fully implemented within the approved development.

MG Informative 2 for land also potentially affected by contamination

The development site is located within a Coal Authority Coal Mining Reporting Area which could be a potential source of ground gas, and also an area potentially affected by contamination. Although the risk assessment processes for these are slightly different they have similar themes and may form part of the same report, if produced by someone suitably qualified and competent in both areas. Evidence of their competence will need to be detailed within the report.
