

General Environmental Health Planning Consultation Response

Planning Application Ref: P2025/0725

Address: 10 DEELEY ROAD, YSTALYFERA, SWANSEA, SA9 2LW

Planning Case Officer: Daisy Tomkins

Comments provided by: Hannah Kent

Our Ref: PLC37486

Date: 12th October 2025

Proposed ground floor front extension

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

No Objection subject to conditions.

Observations and Comments

Deeley Road is in an area where there has been historic coal mining/quarrying nearby as well as evidence of historic industry shown in the 19th and early 20th century maps. It is likely that some materials used in the construction of the roads, canals or dwellings may have come from materials from the quarries.

Whilst it is unlikely that the site of no.10 Deeley Road will have become heavily contaminated by the identified nearby historic land-uses, it cannot be ruled out. The proposed development appears to require minimal ground excavation, however, the

applicant must remain vigilant to the possibility of contaminants when undertaking the groundworks for the proposed extension.

Furthermore, due to the age of the property, there is the potential that asbestos may have been used within the structure and potentially the surrounding lands. It is the responsibility of owners/developers to determine the extent of any asbestos and/or contamination on site and ensure safe development and secure occupation.

As part of Welsh Government's ambition to end Wales's contribution to climate change by 2050, and to improve the quality of the air that we breathe, Welsh Government published the Electric Vehicle Charging Strategy in April 2021. We therefore encourage the installation of Electric Vehicle Charging Points which will support Welsh Government's decarbonisation targets and meet with Welsh Government Electric Vehicle Charging Strategy.

Recommended Conditions

In light of the aforementioned I would recommend the following is included when determining the application:

LC05 Reporting of 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 Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Development of Land Affected by Contamination Developers Guide 2023. 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.*

Footnote: <i>All contaminated land investigations must be undertaken by a suitably competent person in accordance with the Welsh Local Government Association, Natural Resources Wales & Welsh Government "The Development of Land Affected by Contamination: A Guide for Developers (version 4) 2023", and, BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice.</i>
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MG Informative 3 for change of use and householder applications

The development site is located within a Coal Authority Coal Mining Reporting Area which could be a potential source of ground gas. You are advised to undertake a mine gas risk assessment in accordance with CL:AIRE – Good Practice for Risk Assessment for Coal Mine Gas Emissions; October 2021 and implement any recommended findings.

I would also recommend that the developer consider the following:

Asbestos Potential - Advisory

If at any stage during the development, the presence of asbestos is suspected, the work should stop immediately and the material should be investigated.

Details are required to be submitted to Building Control prior to commencement of works to ensure that risks from asbestos to the environment, future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

Footnote: *Asbestos cement sheet and textured coating (artex) materials may be removed by non-licensed contractors, but should be done in accordance with the guidance:*

<https://www.hse.gov.uk/pubns/guidance/a14.pdf>

HSE - Asbestos: Asbestos essentials

Most other asbestos materials must be removed by a contractor licensed by the Health and Safety Executive.
