

OFFICER REPORT

Application Number: P2026/0255

Site Address: Land North Of Giants Grave

Proposal: Request for a formal Environmental Impact Assessment (EIA) Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 for a proposed solar development and associated works and infrastructure which will generate up to 6 Megawatts (MW) on land to the north of Giants Grave Road, Neath, SA11 2LP.

Applicant: Neath Port Talbot C.B.C.

Agent: Adam Day - SLR Consulting Limited

Ward: Briton Ferry West

Application Type: Major Development / Renewable Energy

Valid Date: 22.04.2026

Statutory Expiry Date: 12.05.2026

Ext. of Time / PPA date: 26.05.2026

Public Expiry Date: N/A

RECOMMENDATION: EIA Development

PLANNING PROPOSAL

The site comprises the former Briton Ferry (Giants Grave) landfill, which has ceased operations and was progressively capped between 1999 and 2003, with subsequent restoration and regrading works. The red line application site extends to approximately 12.5 hectares and incorporates both the former landfill plateau and access corridor.

The scheme includes a ground-mounted solar PV array with an installed capacity of up to 6 Megawatts (MW), associated infrastructure including inverter/transformer stations, substation, cabling, access arrangements, CCTV and security fencing and the use of an existing access from Giants Grave Road. In addition a temporary construction compound and ancillary works will be required. The proposal is laid out to avoid disruption to the existing impact gas chamber network (5.0m gas buffers with avoidance of well caps) and landfill capping systems. Solar arrays are set horizontally (northwest to southeast) in rows

(approx. 30) with access via a northbound access track from Giants Grave Road. The plans indicate that buffer zones will be provided between any gas infrastructure and solar arrays.

There is an existing electricity generation plant fuelled by landfill gases approved June 2000; application reference P2000/0498. This plant lies to the southwestern corner of the site, adjacent to the existing access track.

The land is currently characterised by managed grassland overlying the landfill cap with areas of scrub, reedbed and semi-natural habitats with existing landfill gas infrastructure (methane capture), monitoring wells and access tracks. The site occupies a highly sensitive environmental context, lying to the North of Giants Grave Road bounded to the southeast by the Neath Canal, with the Afon Nedd (River Neath watercourse / estuary) lying approx. 0.50km to the west. The site sits within a wider landscape containing multiple ecological and hydrological receptors.

The urban settlement of Briton Ferry lies to the south of the application site, with the nearest residential properties set along Bryn Teg, located approximately 220m to the east. Parc Newydd (public playing fields) opposes the site on the southern side of the Neath Canal associated with Giants Grave & Briton Ferry Boys Club (Parc Newydd Road).

ENVIRONMENTAL CONSTRAINTS

A number of international and national ecological designations lie within the wider zone of influence, including Crymlyn Bog and Pant-y-Sais SAC/SPA/Ramsar (approximately 1.6km away), several SSSIs within a 1 - 5km radius, local SINCs, wetland habitats and intertidal environments. Although, the site is not itself located within a defined “sensitive area” for the purposes of the Regulations, it has functional connectivity to hydrological and ecological receptors is a key consideration in the screening exercise.

Due to the presence of woodland to the east, the site is well screened from the residential settlement of Britton Ferry. This green woodland area falls under open country - Tir Mynediad CGHT (CRoW access land) and NPT SINC (023) of Giants Grave featuring H16 (mosaic habitats; acid grassland, scrub and heathland) and S5 (invertebrates – long-horned bee).

The Neath Canal falls under NPT SINC (027), H13 standing open waters and canals (freshwater ecosystems). To the west of the site is the Neath Estuary NPT SINC (021) featuring habitats H4:1 (coastal and floodplain grazing marsh), H12:1 (rivers), H18:1 (coastal saltmarsh) and H18:2 (intertidal mudflats). To the northeast of the site is NPT SINC (028) – Square Pond, featuring habitats H1:3 (native woodlands), H1:4 (scrub communities), H5:1 (lowland meadows), H9:3 (purple moor-grass and rush pastures) and H5 (neutral grasslands).

PLANNING HISTORY

By way of background a non-statutory pre-application with reference Q2024/0110 was considered for this development [Construction of a solar farm with a maximum output of 6MW and associated infrastructure on land to the north of Giants Grave Road], with a formal response provided on 07.08.2024. This response discusses the environmental impacts of the development and provided a direction on EIA and AA screening. There is a relevant planning history on the site, including a 2015 screening opinion for a comparable 5MW solar proposal, which concluded that the development did not constitute EIA development.

EIA SCREENING ASSESSMENT

Request for a screening opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017

This Screening Opinion relates to a request submitted under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (as amended) in respect of a proposed solar photovoltaic (PV) (to generate up to 6MW of electricity) development and associated infrastructure on land to the north of Giants Grave Road, Neath, SA11 2LP. The proposal seeks to establish whether the development is likely to give rise to significant effects on the environment by virtue of factors such as its nature, scale and location, and therefore whether it constitutes EIA Development requiring the submission of an Environmental Statement (ES).

Criteria 3 (Energy Industry) of schedule 2 (Regulation 2(1)) "Descriptions of development and applicable thresholds and criteria for the purposes of the definition of "Schedule 2 development" includes (a) Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1). The applicable threshold and criteria is any development where; the area of the development exceeds 0.5 hectare. The red line boundary comprises a site area of 12.5 - 13Ha. Therefore, the application site exceeds the Schedule 2 (3(a)) threshold for development of this classification as outlined within the EIA regulations.

This Screening Opinion has been prepared having regard to the information submitted by the applicant pursuant to Regulation 6(2) and the selection criteria in Schedule 3 of the Regulations.

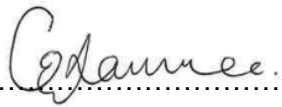
In line with the 2017 Regulations, the assessment which follows will systematically consider the development against the: (i) characteristics of the development, (ii) location of the development and (iii) the type and characteristics of potential impacts. The assessment will focus on the identification of likely significant environmental effects, rather than the presence of effects and critically review both embedded mitigation and inherent sensitivities whilst taking a proportionate, professional planning judgement in determining whether the proposal constitutes EIA development.

Application No.:	P2026/0255	
Site Location:	Former Giants Grave Landfill Site Briton Ferry Neath SA11 2LP	
Description:	Request for a formal Environmental Impact Assessment (EIA) Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 for a proposed solar development and associated works and infrastructure which will generate up to 6 Megawatts (MW) on land to the north of Giants Grave Road, Neath, SA11 2LP.	
Date of submission:	22.04.2026	
Relevant Regulation:	- 1999 Regs submitted between 1999 and the 29 Feb 2016 - 2016 Regs submitted on or between 1 March 2016 and 15 May 2017. - 2017 Regs. Submitted on or after 16 May 2017.	
Schedule 1.		
Is the project Schedule 1 Development?	The development does not fall within any classification (Descriptions of development) as defined within Schedule	

	1 of the EIA Regulations.	
Does the project change or extend development described in schedule 1?	The proposed development would not result in any developmental changes to the original classification of development as described within the 'description' confirmed above. As such the thresholds for EIA development as given within Schedule 1 of regulations are not exceeded/satisfied and the development throughout all phases from commencement to completion would not qualify as Schedule 1 development. The proposed project falls within the remit of Schedule 2 of the Regulations, and therefore, whether the development may have significant effects on the environment shall be fully assessed below.	All developments falling within a description in Schedule 1 to the 2017 EIA Regulations will require EIA. Developments of a type listed in Schedule 2 to the 2017 EIA Regulations will require EIA if they are likely to have a significant effect on the environment, due to factors such as their size, nature, or location
Schedule 2.		
Is the project listed as a description of development under column 1 of Schedule 2?	Yes. The proposed development comprises the generation of electricity via a ground-mounted solar pPV installation. This falls within Schedule 2, Category 3(a): "Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1)." The proposal is therefore correctly classified as Schedule 2 development.	
Are the applicable thresholds/criteria in column 2 exceeded/met?	Yes. The applicable threshold for Schedule 2, Category 3(a) is: - Development where the site area exceeds 0.5 hectares. The submitted information confirms: - The application site extends to approximately 12.5–13 hectares. This significantly exceeds the relevant threshold.	The proposal meets the criteria for EIA screening, and a Screening Opinion is required having regard to Schedule 3 selection criteria.
Does the project change or extend development described in column 1 of schedule 2?	No. The proposal comprises a new standalone development for solar energy generation. It does not constitute a variation under Section 73, a reserved matters or subsequent consent; or a change or extension to an existing Schedule 2 development. While the site formerly operated as a landfill, this historic use is not a Schedule 2 energy development. The current proposal therefore represents a new Schedule 2 development under Category 13.	
Is the Project located wholly or partly within a 'Sensitive area'? Sensitive Areas are: - SSSI.	No (in regulatory terms), but with important contextual sensitivities. submitted information and constraints list available to the authority concludes that the application site is not located within any designated Sensitive Area.	However, it is critical to note for assessment under Schedule 3 that multiple SSSIs, SAC/SPA/Ramsar sites and SINCs lie within the

- National Park. - World Heritage Site. - A scheduled Ancient Monument. - ANOB. - A European Site – SAC, CSAC etc.		wider area and the site is hydrologically and ecologically connected to the Neath Estuary/River Neath, Canal systems and wetland features,
Have the Welsh Ministers issued a screening Direction?	No. There is no evidence submitted indicating that the Welsh Ministers have issued a Screening Direction under the Regulations and no indication that the proposal has been subject to call-in or DNS-level screening direction. Therefore, the matter remains for determination by the Local Planning Authority.	
Has an ES been submitted?	No. The applicant has not submitted an Environmental Statement. Instead, they have formally requested a Screening Opinion under Regulation 6 to determine whether an ES is required.	The submission includes a site location plan, supporting technical information and a screening matrix, a Construction Environmental Management Plan (CEMP) and an outline of intended supporting assessments.

Based on the above information is a Detailed Screening Opinion Required? If yes proceed to screening report. If no, no further action is required.

Case Officer's Signature: 

Date: 20.05.2026.....

DETAILED EIA SCREENING ASSESSMENT.

In answering the following questions due regard must be given to the impact of the development taking into account:-

- (a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- (b) the nature of the impact;
- (c) the transboundary nature of the impact;
- (d) the intensity and complexity of the impact;
- (e) the probability of the impact;
- (f) the expected onset, duration, frequency and reversibility of the impact;
- (g) the cumulation of the impact with the impact of other existing and/or approved development;
- (h) the possibility of effectively reducing the impact.

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
Criterion 1. Character of Development		
Question 1a Size and Design of Development.		
Will the design, Construction, Operation or decommission of the project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies etc)?	The proposal comprises a circa 12.5 - 13ha solar PV development (6MW) located on a former engineered/restored landfill, including PV panels, substations, access infrastructure and ancillary works. The development will result in discernible physical change to the locality, including a Land Use Change with a transition from restored landfill (semi-natural grassland with ecological value) to a functional RE generation site, albeit reversible in the long-term. Built Infrastructure: Introduction of solar arrays, inverter stations, substation infrastructure and security fencing across the site plateau. Surface Water and Drainage Regime: The presence of panel arrays (impermeable/shed surfaces) will alter runoff dynamics, with evidence that water will shed	The development will result in physical change to land use and visual character (moderate spatial extent), although the supporting information specifies PV units will be installed using non-intrusive design (low physical intrusion below ground level) and suggests that there will be limited topographical change and expected reversibility (permanence/decommissioning regime) of development, without having technical information on the PV installations, specifications for loading, engineering works etc, there is still an element of 'unknowns'. The interaction with landfill engineering, hydrology and gas management systems introduces potential complexity, which must be considered cumulatively. As the development is Long-term (25 - 40 years operation) there will be temporary construction effects.

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
	and concentrate along panel rows, with potential localised erosion effects and increased loading on the landfill cap. The site is hydrologically connected (estuarine setting) to protected sites. Landfill Engineering Interaction, as the site is subject to an engineered cap and basal liner system with landfill gas extraction infrastructure, and leachate management systems. Whilst the design proposes non-penetrative mounting (non-penetrative ballast foundations and above-ground cabling over the cap to avoid disturbance), consultees have identified potential risks associated with additional loading on the cap, potential for cap puncture, deformation or failure, and implications for gas containment and leachate migration. Construction Activity to inc. site clearance, access, vehicle movements and temporary compound establishment. However, construction is constrained by the landfill cap, limiting intrusive earthworks.	The proposal incorporates offsets from gas infrastructure (5 - 15m buffers), above-ground mounting systems and avoidance of direct excavation. However, it is noted that key design uncertainties remain at Screening stage, including: • full structural loading capacity of landfill cap; • detailed anchoring methodology; • long-term interaction with settlement and differential loading; • drainage and pooling behaviour under intensification. On the basis of current information, and the omission of specialist/technical information, the authority must proceed on a precautionary basis. Although the physical changes alone are may not constitute significant effects, due to the site-specific engineering sensitivity, which is a critical factor, the matters above must be assessed alongside pollution and risk pathways (see 1e and 1f). Without additional technical information to demonstrate that the effects are unlikely to be significant, the conclusions, for this assessment as based on the information provided is that the development is likely to have significant effects.
Question 1b Cumulation with Other Existing Development and/or Approved Development.		
Are there any other factors which should be considered such as: • Consequential development which could lead to Environment effects? • The Potential for cumulative impacts with	There will be inter-development cumulative effects as the site is located within an area that has existing and approved RE schemes within NPTCBC with a broader infrastructure context including industrial and transport corridors. A DNS-scale RE proposal is located within 15km of the site (Wind farm	Potential cumulative issues combined landscape/visual impacts (especially from RE typologies) and transport, noise and construction overlap (short-term), but are not significant. No likely significant inter-development cumulative

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
other existing approved development or planning activities in the locality? - Any plans for future land uses on or around the location which could be affected by the project? - Transfrontier impact?	development (Y Bryn) / 6km away and residential development proposals within / 2km). However, Due to separation distances, limited shared receptors are anticipated. No evidence suggests material cumulative landscape or environmental thresholds being exceeded. More significantly, cumulative effects arise from the Interaction with historic landfill operations and existing environmental constraints, including the contamination status of the site, proximity to controlled waters (River Neath, canal, estuary) and flood zone classification (C2 and Flood Zone 2/3). There are ecological receptors, including SINC's and hydrologically connected habitats. This creates the potential for compound environmental pathways, particularly as any cap failure would result in contaminant release, into watercourses. Surface runoff intensification may lead to erosion and pollution transport. Gas system interference may be an emissions risk. There are no formal allocation within the LDP or emerging RLDP. The site is constrained and unlikely to support alternative development (notably built forms), meaning cumulative effects from future development are limited. No international or cross-boundary impacts identified. Impacts are entirely local/regional.	effects are identified. However, site-specific cumulative interactions represent a key sensitivity (ground stability, gas migration, water contamination pathways), but it is not likely to give rise to significant environmental effects, provided that engineering integrity (inc. capping, gas and hydrological systems) is demonstrated, and mitigation is secured through subsequent assessment (i.e., GIR, FCA, Contaminated Land, Ecology).
Question 1c Use of Natural Resources, in particular land, soil, water and biodiversity;		
Will construction or	The proposal Utilises	Resource use is proportionate,

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
operation of the project use natural resources, in particular land, soil, water and biodiversity etc. which are non-renewable or in short supply?	previously developed (brownfield) land, consistent with FW/PPW12 sustainability principles and LDP Policy. In general the scheme a PV installation on accessible land, requires limited construction materials (steel, concrete ballast) and minor water and energy use during construction only. Operational demand is limited. This does not materially affect mineral resources (notwithstanding safeguarded coal designation) or groundwater resources (no abstraction proposed). Ecologically there may be some permanent loss of grassland habitat. However, key habitats (reedbeds, SINC's) are to be retained and mitigated. To note, the net RE generation has a beneficial effect.	largely temporary, and not of a scale likely to result in significant environmental effects, with potential positive contribution to renewable energy generation.
Question 1d. Production of Waste		
Will the project produce solid wastes during construction or operation or decommissioning?	Construction waste is expected to be limited, controllable and typical, whilst the operational phase generates negligible waste. There may be some waste at decommissioning (disposal/recycling of PV materials) and re-use or disposal of electrical infrastructure components. No evidence indicates that there would be large-scale hazardous waste generation or any waste streams beyond standard control frameworks. Recoverable materials (panels, metal infrastructure).	There are no likely significant environmental effects arising from waste generation. A suitable operational waste strategy (if required), CEMP and future restoration/decommissioning strategy (secured via planning condition) mitigate impacts.
Question 1e. Pollution and Nuisances.		
Will the project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human	The context of the site is integral to this assessment (former civic waste/landfill site). There is a clearly identifiable risk pathway, notably from disturbance or loading of landfill cap as breach or degradation would release of contaminants	Conclusions rely heavily on engineering design confirmation and regulatory control (NRW, EHO). At present the information submitted has not enabled consultees to rule out the identified risks. Supporting information needs to robustly

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
health?	(leachate/gas) with migration to groundwater, Neath Estuary / Canal and wider hydrological / habitat networks. Consultees emphasise a risk of cap failure due to weight and drainage concentration. There is a need for NRW to confirm engineering acceptability and requirement to ensure no interference with gas or leachate systems. Air Quality may be impacted during construction with dust and emissions during construction temporary and controlled via CEMP and good practice. During the construction cycle the project may require the use, transport, storage, and handling of chemical products (COSHH regulated). HSE regulations and processes should be enforced on site to mitigate the risk of substances hazardous to health, with risk assessments undertaken as/when required.	demonstrate that the integrity of landfill systems (capping, gas collection etc) can be preserved. Although a CEMP would address some the environmental impacts and mitigate for these, it does not provide a regime for inspection, remediation & design solutions etc. In terms of human health there may be a likely significant effect if there is pollutant release during construction/operational phases. The existing landfill/context elevates baseline sensitivity, particularly for groundwater protection and gas management. Therefore, proceeding on a precautioning basis and based on the information available, the authority concludes that there are likely to be significant effects; notably without detailed survey/assessment and recommended/embedded mitigation secured following technical analysis of the design.
Will the project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Noise and Vibration potentially arising during construction phase with limited operational noise (inverters/substation). Sensitive receptors are distal (residential) with limited magnitude. Glint and Glare is identified as a necessary assessment to consider potential effect on residents and transport corridors (M4, A48, potentially A465). Heat energy and electromagnetic radiation (low ionising) would be omitted at low/controlled levels.	The CEMP addresses key impacts. Therefore, there would not be any significant adverse impacts, with a suitable level of control enabled via the imposition of planning conditions.
Will the project release pollutants or any hazardous, toxic or	Identified Risks include Landfill gas release (methane), cap or liner failure leading to	Geoenvironmental investigations (GIR), FCA, and CEMP would address some

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
noxious substances to air, or lead to risks of contamination of land or water (including surface waters, groundwater, coastal waters or the sea)?	contamination / air gases. There is a high chance of groundwater / river contamination - flood risk (C2 / Flood Zone 2–3 site). Consultee responses highlight gas infrastructure sensitivity and need for detailed understanding with a risk of unanticipated pressure or settlement impacts. There is also no information provided on the surface water drainage regime or SuDs provisions to manage pooling and altered run-off.	matters, however, a careful design strategy that considers weight/loading and integrity of existing cap systems is required; the applicant must demonstrate this with robust technical evidence (which has not been provided for this assessment). Mitigation will include non-penetrative design, gas monitoring and stand-off distances, FCA/SuDs and drainage controls and regulatory oversight (NRW, Environmental Health). Consequences could be significant if unmanaged, and therefore, proceeding on a precautionary basis and based on the information provided the authority concludes there are likely to be significant effects in EIA terms.
Question 1f Risk of accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge.		
Will there be any risk of accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge during construction or operation of the project?	During the construction phase, the proposed development gives rise to a range of potential accident and disaster scenarios (inc. fuel or chemical spillages, machinery error/fault and physical injury) which are materially influenced by the site's former use as an engineered landfill, topography and its location within a flood-sensitive and hydrologically connected environment (see above). Increased rainfall intensity (linked to climate change) and the presence of temporary construction surfaces and stockpiles may elevate the risk of sediment-laden runoff entering adjacent hydrological receptors. Biggest risks arise from the interaction between construction activities and the landfill containment systems, including the cap, gas	The risks of flooding must be assessed via an FCA to be suitably mitigated such that risks are unlikely to be significant. NRW would be a key consult on the application. There are identifiable risks of accidents and environmental incidents during the construction phase, these risks are not fully understood in technical and regulatory terms. Although some mitigation could be secured via the CEMP, construction management plans, engineering design and environmental controls, full details would need to be provided to demonstrate risks are capable of being effectively reduced to a low probability of occurrence. On this basis, without sufficient supporting information the development is likely to give rise to significant environmental effects.

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
	extraction infrastructure and leachate management regime; methane release - explosion and harm to construction personnel, the breakout or migration of leachate, with secondary contamination pathways and odour and air quality impacts affecting the surrounding locality. The presence of an active landfill gas collection system introduces a further layer of risk, if accidental damage (gas and emissions).	
Are there risks to human health for example due to water contamination or air pollution?	There are known risks to human health that have been considered in previous sections of this assessment.	There may be impacts upon Air Quality and hydrology and although some of these matters are addressed within the CEMP, further surveys/reports are required upfront to demonstrate that risks have been technically explored and can be sufficiently managed. Given the scale and nature of the works and the current 'unknowns' the effects are likely to be significant.
Criterion 2 Location of development.		
Question 2a Existing and approved land use.		
Will the project result in social changes for example, in demography, traditional lifestyles employment?	The proposal comprises a low-occupancy operational development, with limited construction workforce (temporary) and negligible long-term employment requirements. There is no evidence that the development would materially alter demographic patterns, displace existing communities or land uses, or affect traditional lifestyles or economic activities, given the constrained and largely inaccessible nature of the site. While the development contributes to renewable energy generation (a national policy priority), this does not translate into direct, measurable local	The existing civic/landfill use has ceased. The new development will provide full-time jobs and employment opportunities during its construction and operational longevity. The impacts with respect to these factors are not significant.

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
	socio-economic transformation.	
Are there any routes or facilities or approved facilities on or around the location, which are used by the public for access to recreation or other facilities, which could be affected by the project?	There are public recreational routes, notably National Cycle Route 47 adjacent to the site although no PRow directly crossing the site. Public open space and playing fields are located south of the Neath Canal (Parc Newydd – football pitch). With some areas designated as SINC and open access land in proximity to the site. Construction activities may result in temporary disturbance (traffic, visual effects) to nearby users. However no permanent severance or loss of access is anticipated and operational impacts are minimal and largely passive.	No likely significant effects on public access or recreational land use, with any impacts being temporary, localised and reversible.
Are there any transport routes or approved routes which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	The site benefits from an existing private access road from Giants Grave Road and proximity to the strategic road network (A48, M4 corridor). During construction there will be increased HGV and staff vehicle movements with potential temporary effects on local roads and junctions. Access arrangements are already established from previous landfill use and a Construction Traffic Management Plan / CMS / CEMP is anticipated. Any impacts are short-term and controllable. There is no evidence of strategic transport routes being significantly affected or sustained congestion or environmental deterioration arising from operation.	Transport impacts are temporary and not significant. Transport Statement or Assessment with Travel Plan can be submitted to give hard measures manage congestion/traffic and HGV routing. With appropriate mitigation and monitoring the impacts will not be significant. Although there will be minor increases to levels of pollution from road activity, this will not be exacerbated to any levels that would result in significant environmental impacts.
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	The development is located entirely within a previously developed landfill site, although this has undergone ecological recovery (grassland, scrub, reedbeds) and developed some local	The use of brownfield / formerly developed and restored land weighs against the likelihood of significant impacts, although ecological considerations remain relevant (addressed under later

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
	biodiversity value. Whilst the proposal will result in loss of areas of restored grassland habitat and introduce built infrastructure into an otherwise semi-natural landscape, it does not involve the loss of undisturbed greenfield land, or development on high-quality agricultural land.	criteria).
Are there any areas on or around the location occupied by land uses or approved land uses which could be affected by the project, particularly sensitive land uses e.g. hospitals, schools, places of worship, community facilities?	The surrounding land uses include residential properties at Bryn Teg, recreational and community facilities (Parc Newydd). There are ecologically sensitive sites (multiple SINC's adjacent and nearby) and watercourses. No highly sensitive institutional uses (e.g. hospitals, schools) are located in close proximity. Potential effects include construction disturbance (noise, traffic), visual impacts due to the elevated plateau location and perceived impacts such as glint/glare. The impacts upon residential amenity and the viability of neighbouring land uses will be fully assessed in respect of prevalent national and LDP Policy.	Although sensitive receptors exist, the nature and distance of these receptors means effects are unlikely to be significant. Considering the scale and nature of this development, there may be localised impacts upon residential amenity. The potential impacts associated with the development can be fully considered at planning stage. Separation distances and existing woodland screening are significant (resi/recreation) and the development is passive during operation such amenity effects are expected to be limited in magnitude.
Question 2b Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources (including soil, land, water and biodiversity) in the area and its underground;		
Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, soil, land, water and biodiversity, which could be affected by the project?	The Neath Canal is immediately adjacent to the site (designated SINC), the River Neath and estuarine system is within close proximity and a network of on-site drainage ditches, reedbeds and leachate treatment systems associated with the former landfill. A wider Water Framework Directive (WFD) catchment area supporting downstream ecological receptors. Flood risk zones (2 and 3), indicating an increased sensitivity to tidal, fluvial and	The site contains environmentally sensitive water and ecological resources, albeit not of the highest national designation within the red line. The engineered landfill system represents a highly constrained and non-renewable resource. Mitigation and regulatory control (NRW, EHO, SAB) would be required and no evidence has been provided to suggest that the scale of development would not exceed the environmental capacity of the site; more information is required on the design controls

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
	surface water processes. The presence of historic landfill contamination, reliance on engineered containment systems, and direct hydrological pathways connecting the site to downstream environments, establishes the water environment as a highly sensitive receptor with limited tolerance for disturbance. Made ground (landfill waste material) is overlain by an engineered capping system with regraded and restored soils supporting grassland and semi-natural habitats. Part of the site lies within a Mineral Safeguarding Area (Safeguarded Coal Resource) under LDP Policy M1. Multiple Sites of Importance for Nature Conservation (SINCs), with habitats including reedbeds (Section 7 priority habitat), grassland mosaics, scrub and wetland features, freshwater and estuarine ecosystems.	that are to be implemented. Proceeding on a precautional basis and without sufficient information to complete a detailed assessment of the proposal, the proposed development likely to give rise to significant environmental effects. This conclusion may change, subject to appropriate control of landfill integrity, drainage and pollution pathways.
Question 2c Absorption Capacity of the Natural Environment		
Are there any other areas on or around the location which are important or sensitive for reasons of their ecology, or are used by protected, important or sensitive species of fauna or floras which could be affected by the project?	The site is in proximity to Non-statutory ecological designations, including multiple Sites of Importance for Nature Conservation (SINCs) and Habitats of principal importance, including reedbeds (Section 7 habitat), wetland and estuarine fringe environments, scrub and species-rich grassland mosaics, freshwater habitats associated with ditches and canals. These habitats provide ecological connectivity between coastal, estuarine and inland environments, supporting priority species including birds, invertebrates and wetland species. The form	The ecological baseline contains some uncertainties at screening stage, particularly regarding protected species and habitat value as additional ecological surveys have not been provided. However, the site is a previously disturbed and engineered landscape, not a pristine natural system. Significant parts of the surrounding ecological resource (e.g. SINCs) lie outside the red line boundary. Development design indicates a retention of key habitats (e.g. reedbeds), stand-offs from sensitive features and relatively low-intensity land use during operation.

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
	part of a wider green infrastructure network (PPW12). Consultee responses identify that the wider area supports protected and notable species, including breeding and overwintering birds associated with wetland/reedbed habitats, invertebrate interest (including species linked to SINC designations) and potential use of habitats by protected species (bats, reptiles, amphibians).	The applicant proposes (or will be required to provide) an Ecological Impact Assessment (EclA), with biodiversity mitigation and enhancement measures, which will include further details on the retention and buffering of key habitats. Certain pollution prevention measures will be secured via the CEMP and Green Infrastructure Statement; which much demonstrate a Net Benefit for Biodiversity (NBB). Due to the limited information provided to support the application, It is considered that the proposed development may be likely to have significant environmental effects as it has not been fully demonstrated that ecological mitigation can be secured, hydrological pathways are to be appropriately managed, and the step-wise approach to biodiversity (as required by PPW12) has been applied.
Are there any inland, coastal, marine, river mouths, riparian area or underground waters on or around the location which could be affected by the project?	The application site is located within a highly sensitive water environment, comprising a combination of inland surface waters, riparian systems, estuarine/coastal interfaces and underlying hydrogeological receptors as discussed under previous sections of this assessment. The site overlies secondary A aquifers, associated with superficial deposits and bedrock with made ground and landfill waste materials, with potential for contaminant interaction.	it is considered that the proposed development is likely to give rise to significant environmental effects on the water environment. As at this stage, insufficient information has been provided to demonstrate that the integrity of the landfill containment system is maintained, surface water management is appropriately designed and construction practices adhere to best environmental management standards. At planning stage, the FCA is a validation requirement and is overlooked by NRW as a key consult. SAB consent would also be required.
Are there any areas or feature of high landscape or scenic value on or around the location which could be affected	The application site is located within an urbanised, post-industrial landscape and is a restored landfill heap, although it is on a locally	Although, no key landscape features (e.g. mature woodland, heritage landscapes, protected vistas) would be lost and the effects

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
by the project?	elevated plateau, forming a noticeable landform within the surrounding low-lying estuarine and urban fringe context. As such, it is visually evident from certain receptors, including sections of the M4 corridor and A48, surrounding elevated land, and limited local vantage points. The site is not located within any nationally or internationally designated landscape.	would be primarily visual and character-based rather than physical loss of high-value landscape assets. Limited information has been provided in respect of the final technical design to verify this. The applicant will be required to provide a Landscape and Visual Impact Assessment (LVIA), incorporating viewpoint analysis, photomontages, design-led mitigation (planting, layout, screening) and biodiversity-led enhancement. Prior to oversight of this information, the authority must proceed with caution and on that basis the LVI are likely to be significant.
Is the project in a location where it is likely to be highly visible to many people?	The application site occupies an elevated, domed landform associated with the restored landfill, which rises above the surrounding low-lying estuarine and urban edge landscape. However, visibility is moderated by vegetation screening, particularly dense woodland belts to the east, which restrict views from nearby residential areas and the site's location outside the main settlement envelope, reducing the number of immediate receptors. The orientation and low height of solar panels typically limit distant visual prominence compared to vertical structures. he receptors most likely to experience visibility of the development include: Transient receptors (road users on the M4 and A48), limited residential receptors and some users of nearby recreational routes, including cycle routes and open space may have	The development will be visible from certain vantage points, particularly from parts of the strategic road network and surrounding elevated areas, and therefore will result in a localised visual effect. Overall, the project is not considered to be located in a position where it would be highly visible to a degree that would give rise to significant environmental effects.

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
	sight. There is no evidence to suggest that the site forms part of a key protected view.	
Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	The application site is located on the urban fringe of Briton Ferry, positioned outside the defined settlement boundary and separated from the main built-up area by areas of woodland and green infrastructure, the Neath Canal corridor, and changes in topography associated with the raised landfill landform. There are established residential communities within the wider vicinity, and these represent sensitive receptors in planning terms. Clear physical separation and screening significantly reduce potential impacts and any effects would be temporary, localised and reversible, primarily associated with construction.	These matters have been discussed in prior sections of this assessment. The proposed development is not likely to give rise to significant environmental effects in relation to densely populated or built-up areas.
Are there any areas, landscapes, sites or features of historic, archaeological or cultural importance or significance on or around the location which could be affected by the project?	The application site lies within an area that contains a range of historic and archaeological assets in the wider landscape, primarily associated with industrial heritage, including canal infrastructure and railway features. Archaeological remains linked to historic transport and settlement patterns may be present in proximity to the site. There are a number of Scheduled Ancient Monuments within a 1-5km radius (e.g. Neath Abbey, canal structures, standing stones and industrial remains). A recorded archaeological feature (post-medieval dry dock) lies adjacent to the site boundary and a Building of Local Importance (Saltings Overbridge) is located nearby, forming part of the canal-related heritage grouping. However the site has	It is acknowledged that the wider area contains heritage assets and archaeological interest, including designated monuments and locally important features. However the application site itself is significantly disturbed and of low archaeological sensitivity. Any effects on the setting of heritage assets would be limited and localised. GGAT/Heneb has confirmed that significant effects are unlikely. The proposed development is not likely to give rise to significant environmental effects in relation to historic, archaeological or cultural heritage.

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
	been exposed to urban interventions (landfill). As a result the potential for intact archaeological remains within the site is significantly reduced and any surviving remains are likely to be of limited integrity or already compromised.	
Are there any areas on or around the location which area already subject to pollution or environmental damage e.g. where existing legal environmental quality standards are exceeded, which could be affected by the project? Or in which it is considered there is such a failure? Such as AQMA?	The application site is intrinsically associated with a historically contaminated land use, forming part of the former Giants Grave landfill, which operated for Civic waste disposal before closure and restoration. The site represents a known contaminated land environment, subject to ongoing environmental control and monitoring, including landfill gas management (methane and CO₂), leachate collection and treatment and engineered capping systems designed to prevent pollution pathways. The site is not within an Air Quality Management Area (AQMA) and there is no evidence that air quality standards are currently exceeded in the locality.	The site is already subject to environmental damage and contamination, and therefore represents a sensitive baseline condition, particularly in relation to land contamination, groundwater and surface water interaction, and flood vulnerability. These risks have not been fully characterised it is unknown if they can be actively managed under an established regulatory regime. Appropriate controls (CEMP, drainage design, NRW oversight) are capable of effectively reducing risk to an acceptable level. However, without additional supporting information, the authority proceeds on a precautionary basis and concludes that the proposed development is likely to give rise to significant environmental effects.
Is the project located susceptible to subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions, which could cause the project to present environmental problems?	TAN 15 (FMfP / FRAW) flood zones 2 and 3 (rivers & seas) and some areas of surface waters. This indicates that the site is at risk of flooding from rivers and extreme rainfall events. In the context of climate change there is an increasing likelihood of more frequent and intense rainfall events, potential for tidal surges and rising sea levels and associated risks of inundation, surface water accumulation and drainage exceedance. The site comprises a former	It is clear that the site is inherently susceptible to a number of natural and climate-related processes. However these risks are well understood and typical of landfill redevelopment scenarios. The proposed development is low-rise, non-intrusive and reversible with decommissioning regimes. Robust regulatory oversight (NRW, SAB, Environmental Health) provides an additional layer of control. While the site is environmentally constrained

Questions to be considered.	Yes, No, Unknown – provide description.	For Yes/Unknown are effects likely to be significant?
	landfill, and therefore is subject to ongoing settlement and differential subsidence as it contains made ground overlying engineered containment systems which may exhibit variable load-bearing capacity. While landslides are not a typical risk in this landscape, localized ground instability is a credible risk. The site is also susceptible to wind loading (affecting temporary structures and plant during construction), some temperature variation (less critical but relevant to working conditions). These risks are typical of UK construction but are amplified by the site's exposed and elevated landfill plateau and floodplain context.	and susceptible to natural processes, the scale, nature and design of the development, combined with established mitigation and regulatory controls, mean that the project is not likely to give rise to significant environmental effects.

Statement Of Reasons

In coming to this decision the Authority has had due regard to all information submitted by the developers; the available results of other environmental assessments, statutory consultee comments as well as the criteria set out within schedule 3. The Authority's main reasons for coming to this decision are set out within the above table. In conclusion, the Authority is of the opinion that based on the information submitted and the exclusion of specialised technical information and final design details, it is necessary to proceed on a precautionary basis. As such, it is concluded that the proposed development, either alone or in combination, is likely to have a significant adverse effect on the environment, until a time that it can be robustly demonstrated otherwise. As such, the development's potential impacts are likely to be significant enough to warrant EIA development. The applicant is advised that this position could be subject to change if sufficient supporting and technical information is provided by the applicant at the time of submitting another request for a screening opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 to the authority.

Case Officer:	Name:	Chantalle Lamnea
	Signature:	
	Date:	20.05.2026