

DETAILS OF APPLICATION TO WHICH APPROVAL OF DETAILS REQUIRED BY  
CONDITION RELATES:-

|              |                                                                                                                                                                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| App. Number: | P2024/0249                                                                                                                                                                                                                                                                       |
| Development: | Section 73 application to vary condition 2 (Plan list) of planning application P2022/0191 determined on 17/03/2023 for the demolition of existing buildings and replacement with a Class A1 food store with associated car parking, landscaping, engineering and drainage works. |

DETAILS OF CONDITIONS TO BE AGREED

This application relates to the approval of details in respect of the following conditions of the above planning permission: -

**Condition 6** - No development shall commence on site (excluding demolition) until an assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) 'Investigation of Potentially Contaminated Sites Code of Practice' and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

- 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) which identifies and assesses all identified potential source, pathway, and receptor linkages:
- an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study:
- an assessment of the potential risks to:
  - human health,
  - groundwater 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; and
- any other receptors identified at (i)
- an appraisal of remedial options, and justification for 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, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

**Condition 7** - No development shall commence on site (excluding demolition) until 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 historic environment shall be prepared and submitted to and approved 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, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

### BRIEF DESCRIPTION OF SUBMITTED DETAILS

The application has been supported by the following documents;

- Remada Coal Mining Risk Assessment
- Remada Phase 2 Ground Investigation Report
- Remada Supplementary Intrusive Investigation Report
- Remada Remediation Strategy Report MAY 2026
- Remada Phase 1 Investigation and Preliminary Risk Assessment Report
- Cover letter 12/5/2026

### CONSULTATIONS / REPRESENTATIONS

Environmental Health (Contaminated Land) – No objection

Natural Resources Wales – No objection.

### ASSESSMENT

A consultation response from NRW requested confirmation that the remediation strategy was still valid following the updated supplementary intrusive site investigations undertaken. The applicant has confirmed that the remediation strategy is valid.

Additional information has also been provided following a consultation response from the Authority's Contaminated Land officer.

Following re-consultation, the following response has been received from the Authority's Contaminated Land officer who advises that the updated Remediation Strategy addresses previous concerns and recommends discharge of planning conditions 6 and 7 of approval P2024/0249.

### CONCLUSION

That the submitted details are approved.