

General Environmental Health Planning Consultation Response

Planning Application Ref: P2026/0224

Address: Land To Rear Of 9 Maes Llwynonn Cadoxton Neath Port Talbot SA10 8AQ

Description of Development:

Outline application for 1.no detached dwelling and associated parking with access, layout and scale to be considered (appearance and landscaping reserved).

Planning Case Officer: Kate Parry

Comments provided by: Muttakir Mohammed

Our Ref: PLC41449

Date: 08/06/2026

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 Objection ☐
No Objection subject to conditions ☒ (see the specified conditions below)
Requires further information (see details below) ☐
Objection (on the grounds set out below) ☐
Discharge of planning conditions ☐
Discharge of planning conditions not recommended ☐

Overall Recommendation

No objection to the application subject to an condition for unexpected land and an informative for mine gas risk.

Observations and Comments

Historical maps show no clear evidence of industrial development within the planning boundary. However as the site is within 50 meters of a former brewery it is recommended to include a condition for unexpected contamination as a precaution.

A mine gas risk informative is also recommend because the site is in a low risk mining area.

Recommended Conditions

Please include LC05 for unexpected contamination in the decision notice.

Please include the following MGI01 – informative.

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.
