

Planning Services
Neath Port Talbot County Borough Council
Civic Centre
Port Talbot
SA13 1PJ

10 June 2026

Site: Cwmtawe Ganol Farm, A4067 from Ynysmeudwy to Godre'r Graig, Godre'r Graig, Neath Port Talbot, SA9 2NY
Applicant: Mr Conway Morgan

Dear Sir / Madam,

Acorus Rural Property Services Ltd (Acorus) is acting on behalf of Mr Conway Morgan in respect of this Discharge of Conditions application.

This Discharge of Conditions application relates to Planning Decision reference P2025/0538 dated May 1st 2026. The development approved is for the erection of a stable building, concrete yard, muck store and hay bale stacking area and menage on land at Cwmtawe Ganol Farm. A number of pre-commencement conditions were attached to the Decision Notice. This application seeks to address for the approval of the Local Planning Authority the following conditions, namely:

- Condition 3: Assessment of the nature and Extent of Contamination
- Condition 4: Remediation Scheme
- Condition 5: Landscaping Scheme
- Condition 6: Construction Environmental Management Plan (CEMP)

In order to respond to these requirements the following documents are provided as part of the application:

- Preliminary Geo-Environmental Risk Assessment (Phase 1 Desk Study) undertaken by Arbtech (26.05.2026);
- Construction Environmental Management Plan (CEMP) undertaken by Acorus Rural Property Services Ltd (June 2026);
- Landscape Plan prepared by Acorus Rural Property Services Ltd (May 2026).

In the preparation of the above detail the nature, form location and scale of the development have been taken into account and information provided is proportionate to this.

In addition, the findings from the Geo-Environmental Risk Assessment concludes that the site presents a low overall contamination risk with identified risks primarily construction phase related. These construction phase risks are identified, along with the mitigation approaches, in the CEMP.

Accordingly, on the basis of the findings from the Geo-Environmental Risk Assessment, there is no requirement for a Remediation Scheme, given that the site is in a condition suitable for the intended use and no pollution linkages have been identified.

Should you have any queries or require further information please do not hesitate to contact me.

Yours faithfully,

H. A . Nash

Dr Hazel Ann Nash
Planning Consultant
Acorus Rural Property Services Ltd