

OFFICER REPORT

Application Number: P2026/0266

Site Address: Land At Heol Crwys Cwmavon Neath Port Talbot SA12 9NT

Proposal: Details to be agreed in association with Condition 16 (Verification) of application P2023/0369 determined 16.02.2024.

Applicant: CJ Construction Wales Ltd

Agent: Glenn Lee

Ward: Bryn And Cwmavon

Application Type: Discharge of Conditions

Valid Date: 28th April 2026

Statutory Expiry Date: 22nd June 2026

Ext. of Time / PPA date: 1st July 2026

Publicity Expiry Date: 26th May 2026

RECOMMENDATION - Approved

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

App. Number:	P2023/0369
Development:	Demolition of existing structures and construction of 43no. residential dwellings with associated infrastructure 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: -

16 Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works and/ or mitigation necessary carried out in accordance with condition 6 shall have been submitted to and approved in writing by 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 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 this report: *14023 Capping Validation Report Planning Phase-1 2026 by Integral Geotechnique (ref: 14023/RJH)*

CONSULTATIONS / REPRESENTATIONS

NPT Pollution Prevention Officer – Recommend partial discharge of condition 16 as it relates to phase 1 of the development.

ASSESSMENT

The verification report detailed verification through the construction process for the development. The report sets out how remediation and validation works for Phase 1 of the development (Plots 1–21 and 40–43) has been completed in accordance with the approved remediation strategy and verification requirements. Laboratory analysis and site validation inspections confirm that the implemented clean cover system, imported topsoil and associated remediation measures have been successfully installed across the development.

Key findings are as follows:

- Validation inspections confirmed the correct installation of the clean cover system and geotextile marker membrane within landscaped and garden areas, together with the completion of associated rain gardens, permeable paving and external works.
- Imported capping and topsoil materials were sampled and tested at representative locations across the site.

- Independent laboratory testing demonstrated that the imported soils meet the requirements for use as clean cover material within residential garden and landscaped areas.

The report set out that the remediation measures have been successfully completed and the capping soils have been demonstrated to be suitable for the proposed residential use. The Contaminated Land officer was consulted on the application and provided the following response;

The remediation scheme includes a geotextile separation layer as well as a 600mm thickness of clean suitable for use capping layer. The above letter report did not provide clear evidence of the geotextile membrane installed in the garden plots. Going forward for the verification of the remaining plots, evidence of the geotextile membrane must be clearly provided including photographic evidence.

For this application the verification report for Build Phase 1 of 2, Plots 1 to 21 and 40 to 43 will be accepted and the Pollution Team agree to the partial discharge of condition 16.

In light of this advice it is considered that the information submitted is sufficient to demonstrate that remediation objectives have been achieved, and the requirements of the contaminated land condition can be considered satisfactorily discharged for Phase 1 (Plots 1–21 and 40–43).

CONCLUSION

The information submitted in respect to condition 16 is sufficient to allow for the partial discharge of this condition. The information submitted demonstrates that development will be in accordance with policies SP16 and EN8 of the Neath Port Talbot Local Development Plan (2011-2026) and Planning Policy Wales (2024).

RECOMMENDATION

Approved

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Case Officer Matthew Griffiths

Telephone No. 01639 686776

Date of Recommendation 30th June 2026