

General Environmental Health Planning Consultation Response

Planning Application Ref: P2026/0413

Address: Kenfig Industrial Estate Margam Neath Port Talbot SA13 2PE

Planning Case Officer: Chantalle Lamnea

Comments provided by: Hannah Kent

Our Ref: PLC42872, PLL42873, and PLN42874

Date: Wednesday, 12 August 2026

Construction of a duo-pitched portal framed building to accommodate office and workshop space with a vehicle loading bay, unloading service yard and associated car parking area.

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 (Light)	☒

The Environmental Heath Team, in responding to the above application, provides the following substantive response:

No Comment	☐
No Objection subject to conditions (see the specified conditions below)	☒
Requires further information (see details below)	☐
Objection (on the grounds set out below)	☐

Overall Recommendation

Environmental Health have no objections to the proposals subject to our recommended conditions.

Observations and Comments

Thank you for consulting Environmental Health on this application. The application is accompanied by a Design & Access Statement, Ref: R972 Kenfig Hill Industrial Estate, dated May 2026, prepared by Richard Andrews Architects Ltd. The statement provides further details in relation to the proposed development and the sites historical uses.

Contaminated Land

Our historical maps show that the site may have become contaminated due to the proximity of a historical landfill and other unspecified past industrial uses. The site is likely to have

become contaminated due to this industrial past, and therefore, will require investigation and remediation as appropriate for the sites end use.

Noise

In an application of this nature, Environmental Health would usually have concerns of noise impact, however, in view of the commercial nature of the neighbouring premises surrounding the site of the proposed development, it is unlikely that noise impacts would result from the proposed use.

Lighting

Artificial lighting has the potential to increase local lighting levels impacting biodiversity and the amenity of any nearby dwellings. However, again, due to the commercial nature of the area, lighting impacts would be reduced.

Recommended Conditions

In light of the aforementioned, Environmental Health recommend the following are included when determining the application:

LC01 – Contaminated Land Site Investigation

Prior to the commencement of work on site a scheme to assess the nature and extent of any contamination on the site, and confirmation of whether or not it originates on the site shall be submitted to and agreed in writing with the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with the following document:- Land Contamination: Development of Land Affected by Contamination Developers Guide 2023 and shall be submitted as a written report which shall include:

- (i) 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) identifying all plausible pollutant linkages to be assessed.*
- (ii) a comprehensive intrusive site investigation of the extent, scale and nature of contamination.*
- (iii) an assessment of the potential risks to:*
 - human health,*
 - ground waters 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.*
- (iv) an appraisal of remedial options, and proposal of 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.*

LC03 - Site Remediation Scheme

Prior to the commencement of work on site 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 historical environment shall be prepared and submitted to and agreed 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.*

LC04 - Implementation and Verification of Approved Remediation Scheme.

Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition (Please insert the condition number requiring remediation to be carried out) shall be submitted to and agreed in writing with 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.*

Footnote: <i>All contaminated land investigations must be undertaken by a suitably competent person in accordance with the Welsh Local Government Association, Natural Resources Wales & Welsh Government “The Development of Land Affected by Contamination: A Guide for Developers (version 4) 2023”, and, BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice.</i>
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Informatives

I would also recommend that the developer consider the following:

Electric Vehicle Charge Points - Advisory

In line with the Welsh Governments decarbonisation targets, Welsh Government published the Electric Vehicle Charging Strategy, setting out its plans for charging electric cars and vans in Wales. In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, and to comply with the aims and objectives of the Electric Vehicle Charging Strategy. We would encourage the provision of electric vehicle charge points and recommend the following minimum standard for numbers and power output:

- *One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of parking spaces*
- *A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof.*

- *For developments where some or all of the parking is likely to be used for shorter stay parking (30mins to 4 hours) then Fast (7-23kW) or Rapid (43kW+) charging points may be more appropriate. If Fast or Rapid charging points are proposed together with restrictions on the times that vehicles are allowed to be parked at these points then a lower number of charging points may be sufficient.*
 - *The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.*
 - *The installation must comply with all applicable electrical requirements in force at the time of installation.*
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