

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

App. Number:	P2026/0422
Development:	Installation of 8 wind turbines with a maximum tip height of 145m, together with ancillary development including substation and control building, on site underground electrical cables, stone site access tracks, temporary construction compounds, turbine foundations and temporary crane pads.

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 12, which states the following:

“No development shall commence until a scheme for the protection of Public Rights of Way during the construction period within the site and including safety signage has been submitted to and approved in writing by the Local Planning Authority. During the construction period the development shall be carried out in accordance with the approved details.

Reason:

In the interest of safety and to protect rights of way.”

- Condition 17, which states the following:

“No development shall commence on site 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:

(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) which identifies and assesses all identified potential source, pathway, and receptor linkages;

(ii) 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;

(iii) 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)

(iv) 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 19, which states the following:

"In the event additional works are required to extend or widen existing forest tracks, such works shall not be undertaken until such time as botanical surveys identifying any priority species and detailing appropriate action taken to maintain such species, have been undertaken and the results submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

Reason:

To ensure priority species are survey and protected if any forestry tracks are to be widened and to accord with Policies EN7 and RE1 of the Neath Port Talbot Local Development Plan and Supplementary Planning Guidance entitled Renewable and Low Carbon Energy dated July 2017."

BRIEF DESCRIPTION OF SUBMITTED DETAILS

To discharge condition 12 the applicant submitted "5277-12-PROWMPa Public Rights of Way Management Plan, dated June 2026"

To discharge condition 17 the applicant submitted "Ecological Report v1.1" prepared by Axis P.E.D Ltd.

To discharge condition 19 the applicant submitted "R3551-R01-v2 Phase 1 Geo-Environmental Assessment."

CONSULTATIONS / REPRESENTATIONS

The authority's rights of way officer was consulted on the submitted details and considered that the Public Rights of Way Management Plan, dated June 2026, met the requirements to of condition 12 of the planning consent.

The authority's contaminated land officer was consulted on the submitted details and considered that the Smith Grant Environmental Consultancy, Phase 1 Geo-Environmental Assessment, (dated June 2026 Report Ref: R3551-R01-v2) met the requirements to of condition 17 of the planning consent. They noted that the report recommends some work in relation to below ground mine workings that relate to stability but that these are outside of their remit and are unable to provide advice on this. The Coal Mining Remediation Authority was also consulted on this application and reported that they had no specific comments to make on the submitted details.

The authority's ecologist was consulted on the submitted details and offered no objections to the details supplied in the Ecological Report v1.1 as prepared by Axis P.E.D Ltd. in relation to condition 19.

Natural Resources Wales reported that they had not previously request conditions 7, 17 or 19 and therefore, offer no comment on the discharge of the above conditions.

Bridgend County Borough Council was consulted on the submitted details as a neighbouring authority but did not provide any comment.

ASSESSMENT

The details for the various conditions have been reviewed by an appropriate consultees.

In light of the advice of authority's rights of way officer it is considered that the information is sufficient to meet the requirements of condition 12 above.

In light of the advice of authority's contaminated land officer it is considered that the information is sufficient to meet the requirements of condition 17 above.

In light of the advice of the authority's ecologist, it is considered that the information is sufficient to meet the requirements of condition 19 above.

CONCLUSION

The information submitted is sufficient to allow a suitable assessment of potential contamination at the site, the protection of rights of way and provides a sufficient botanical survey and is in compliance with Policies SP16, RE1, EN7 and EN8 of the Neath Port Talbot Local Development Plan.

CHECKLIST

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| <ul style="list-style-type: none">• Has the Original Decision Notice been revised to include details of the approved details ("the Living Decision Notice") and a copy provided with the report | X |
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• Once approved, has the revised 'Living Decision Notice' been uploaded onto the Online Register (and previous versions superseded)	X
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