

General Environmental Health Planning Consultation Response

Planning Application Ref: P2026/0176

Address: Brynderwen 37 Derwen Road Alltwen Pontardawe Neath Port Talbot SA8 3AU

Planning Case Officer: Rhodri Griffiths

Comments provided by: Hannah Kent

Our Ref: PLC43342

Date: Wednesday, August 19, 2026

Reserved matters application for 1 detached dwelling including details in respect of reserved matters conditions 1 (access, appearance, landscaping, layout, and scale), 5 (contamination), 6 (contamination remediation), 7 (drainage scheme), 8 (retaining walls), 9 (means of enclosure), 10 (levels), 11 (car parking, approved dwelling and donor property), 12 (ecological enhancement measures and an implementation timetable), 13 (vehicular vision splays) and condition 16 (materials) pursuant to outline planning permission P2022/0919 granted on 23.03.23.

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 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 further contaminated land assessment

Observations and Comments

Thank you for consulting Environmental Health on this application. We have previously responded to this application at outline on the 21st of March 2023 stating that:

The Rhondda Geotechnical Services Coal Mining Risk Assessment states that "The risk from mine

gases from deep workings can be considered non-existent, as there are none. Any gas from mine workings (if there were any) connected to the level entrance will have vented long ago. There is no risk to the proposed property from gas emissions.” Therefore, remedial measures for ground gas would not be required.

However, after reviewing historical maps the property has an old railway line running along the west boundary of the site. Railway lines and their embankments have the potential to cause ground contamination and could affect future site users. Therefore, it is my recommendation that a desk study is carried out as a minimum to assess the potential pollutant linkages.

Contaminated Land

The application is accompanied by a Phase 1 Desk Study Report, Ref: PH1-2026-000016, dated 11th of March 2026, prepared by STM Environmental Consultants Ltd. The submitted assessment summarises the sites history, environmental setting and presents a preliminary conceptual site model.

The sites history indicates that:

“Examination of Ordnance Survey historic maps revealed that the site consisted of undeveloped land situated between three subdivided plots from the earliest mapping in c.1877–81. A Railway Line was present along the western boundary in c.1897, and by c.1898 a small, unspecified structure was observed in the northwest part of the site. Maps from c.1913–14 showed a Quarry present in the northeast part of the site, with an additional small, unspecified structure present by c.1918–19. The Quarry and Railway Line were no longer present by c.1941–42. By c.1962–64, the dwelling immediately to the south was labelled No. 37, meaning the site was partly used as an associated garden from this time, with the northeastern half remaining undeveloped. Maps from c.1968–73 showed two small, unspecified structures were no longer present, and a new small, unspecified structure was developed along the southeastern boundary. The small structure was no longer present by c.1984–93, after which no further changes were observed. The surrounding area has been predominantly residential since development in the 1890s, with a history of a Quarry and Railway Land in the vicinity of the site.”

NOTE: *The report includes section 10 on “Relevant Planning History”. This section is not part of a Phase 1 Contaminated Land Assessment. Tables 6 & 7 presents nearby planning applications dates, location and nature of application. The tables include a section entitled “Status” that identifies whether contaminated land conditions were included. The purpose of these tables is unclear as this information is irrelevant, it only appears to indicate a subjective bias on the author’s behalf.*

Section 12 of the report discusses the preliminary conceptual model based on the findings of the desk-based study. Table 9 summarises the conceptual site model (CSM) and the results of a qualitative risk assessment which is discussed in section 13.1. 13.1.1 discusses the “Potential Risks to On-Site Human Health Receptors”, concluding that:

Although potentially contaminative land uses were identified onsite and in the vicinity of the site, due to being redeveloped as either residential or a playground with no known contamination risks. Therefore, the associated risk is considered to be low.

The above statement is inconsistent with the sites history, and nevertheless, redevelopment does not guarantee past contamination was removed. The above statement is not accepted. Environmental Health disagree with the risk and likelihoods given in the human health risk assessment, and a cautionary approach should be adopted.

The report concludes by stating that:

A review of historical maps and planning records suggests that the site and surrounding land have been subject to previous potentially contaminative land uses (PCLUs).

Nevertheless, “An intrusive site investigation is not considered to be required”, however, “Although no PSPPLs were identified at the site, it does not mean that they do not exist”, recommending a “watching brief is kept at all times during the development”.

Environmental Health disagrees with these conclusions. In view of the sensitive end-use of the site (residential with plant-uptake), a precautionary approach should be adopted. An Intrusive Phase 2 Site Assessment will provide greater confidence of the likelihood of contaminants on site.

Conclusion

The submitted assessment has not demonstrated that there are no significant pollutant linkages and therefore the remainder of the contaminated land conditions should remain:

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.*