

COFNOD / MEMORANDUM

I / To:	Mr. Ceiri Rowlands	Oddi Wrth / From:	Environment Team – Land Quality
Adran / Dept:	Development Control	Ein cyf / Our ref:	SRS/E/14392/23/dm
Dyddiad / Date:	4 December 2023	Ffôn / Tel:	03001236696
Eich Cyf / Your Ref:	P/DC/LC/CR/2023/01076/FUL	Ebost / Email:	EnvPlan-SRSWales@valeofglamorgan.gov.uk

SUBJECT: REF: 2023/01076/FUL: LAND AT BRO TATHAN, ST ATHAN; PROPOSED PROVISION OF ABOVE AND BELOW GROUND UTILITIES, ASSOCIATED INFRASTRUCTURE AND REPROFILING OF LAND.

Shared Regulatory Services (SRS) Environment Team provides the following comments in relation to land quality:

The enquiry site has been identified as formerly commercial/military. Activities associated with this may have caused the land to become contaminated, posing a risk to construction workers and ongoing maintenance/servicing of the completed development. These issues will, in part, be addressed via other regulatory regimes. The development proposes significant earthworks and re-use of site won materials. The applicant will need to undertake a contamination assessment of the risks from site won materials to inform an appropriate scheme for site won materials.

In addition, should there be any importation of soils to develop the landscaped areas of the development, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use.

This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

CONDITIONS

1. CONTAMINATED LAND MEASURES – UNFORESEEN CONTAMINATION

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification

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report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy MD7 of the Vale of Glamorgan Local Development Plan.

2. IMPORTED SOIL

Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy MD7 of the Vale of Glamorgan Local Development Plan.

3. IMPORTED AGGREGATES

Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy MD7 of the Vale of Glamorgan Local Development Plan.

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4. USE OF SITE WON MATERIALS

Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy MD7 of the Vale of Glamorgan Local Development Plan.

Environment Team
Shared Regulatory Services
Bridgend, Cardiff & the Vale of Glamorgan