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**To:** Service Director Development  
Control  
Sardis House, Pontypridd

**From:** Environmental Services Group  
Public Health, Protection &  
Community Services  
Environment Team

**Your Ref: 22/1149/10**

**My Ref: ARR/692696**

**Date: 14<sup>th</sup> October 2022**

**Proposal: Construction of aggregates recovery facility.**

**Location: Cowbridge Road Talygarn Pontyclun CF72 9XD**

I refer to the above planning application and wish to make the following comments.

The development site is situated in close proximity to a number of residential properties and there is the potential for the construction activities on the site to have an impact on local residents. As such I would recommend that the following conditions be attached to the planning consent.

**Demolition of Existing Dwellings**

It is recommended that the Building Control Section of your Department are made aware of any proposed demolition work to ensure the work is carried out in accordance with Section 80/81 of the Building Act 1984.

**Hours of Operation**

During the construction phase of the development the hours of work shall be restricted to the following.

Monday to Friday	08.00 to 18.00 hours
Saturday	08.00 to 13.00 hours

Sunday and Bank Holidays

Not At All

## **Noise**

The issue of noise is primarily dealt with by the control of the working hours on the site. The developer should, however, ensure that at all times they are employing best practice to minimise noise on the site.

## **Noise Impact Assessment**

Public Health acknowledge the noise impact assessment dated February 2022 referenced P20-13014A20A/1/F2 and the report findings that identified there will be no significant impact on nearby residents.

## **Dust**

The developer must ensure that adequate provision is made for the suppression of dust on the site during construction. Adequate provision must also be made for the removal of dirt/dust on the access road to the site and adjacent highway as a result of the ingress and egress of vehicles.

## **Waste**

The developer must ensure that all waste arising from the site is disposed of at a site licensed for its reception. Under no circumstances shall waste be burnt on site.

## **Contaminated Land**

### **A. Site Investigation Condition**

A search of our records relating to potentially contaminating past land uses has shown that Forest Wood Quarry occupies the application site. This Department therefore considers that there is a potential for contamination to exist on site. As a result I would advise as follows: -

### **Condition**

The development hereby permitted shall not begin until a scheme to deal with contamination has been submitted and approved in writing by the LPA. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing.

1. A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of contamination relevant to the site. The desk top study should contain a conceptual site model.
2. A site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any contamination and its implications. The site investigation shall not be commenced until a desk-top study has been completed satisfying the requirements of paragraph (1) above.

3. A written method statement for the remediation of contamination affecting the site shall be agreed in writing with the LPA prior to commencement and all requirements shall be implemented and completed to the satisfaction of the LPA by a competent person. No deviation shall be made from this scheme without the express written agreement of the LPA.

**AND**

**B. Validation Condition**

The development hereby permitted shall not be occupied and/or operated until the measures approved in the scheme have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the LPA. Any validation report shall be carried out by a competent person.

**AND**

**C. Contamination Found During Development**

If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then work shall cease and revised contamination proposals shall be submitted to and approved in writing by the LPA prior to the work recommencing. Any revised contamination proposals shall be carried out by a competent person.

**D. Importation of Soils**

Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed by a competent person 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. Subject to approval of the scheme of investigation, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken by a competent person in accordance with a scheme and timescale to be agreed in writing by the LPA. Only material approved by the Local Planning Authority shall be imported.

**Guidance for Site Investigations**

The applicant is advised that guidance on Site Investigations has been produced by the WLGA: Welsh Developers' Guide to Contaminated Land. The document can be downloaded from the Council's website ([http://www.rctcbc.gov.uk/en/relateddocuments/publications/environmentproject/wlga\\_eawguidefordevelopersmay2012final.pdf](http://www.rctcbc.gov.uk/en/relateddocuments/publications/environmentproject/wlga_eawguidefordevelopersmay2012final.pdf).)

**Guidance for Imported Topsoil / Subsoil**

Any scheme to import topsoil [natural or manufactured], or subsoil shall be undertaken in accordance with WLGA guidance: Imported Materials Guidance Notes

(<http://www.rctdoc.gov.uk/en/relateddocuments/publications/environmentproject/wlgaimportedmaterialsvalidationmay2013.pdf>) unless otherwise agreed in writing with the LPA.

**Amelia Rivers**

Environmental Health Officer

Public Health, Protection & Community Services