

Thomas, Stacey

From: Eldred, Garin
Sent: 29 October 2024 16:09
To: Thomas, Stacey
Subject: Planning Application - La Bodega, 1 Pant Road, Dowlais (P/24/0228)

Hi Stacey,

I have reviewed the application and recommend the following conditions:

1. Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: In the interests of local amenity and to avoid statutory nuisance.

2. All reasonable precautions shall be taken to reduce the impact of dust. Effective dust control measures, such as 'damping down' following cutting or other dusty operations shall be employed at all times.

Reason: In the interests of local amenity and to avoid statutory nuisance.

3. Waste generated on site should be disposed of in suitable manor and not burnt.

Reason: In the interests of local amenity and to avoid statutory nuisance

Unexpected land contamination:

In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified then all development works should be stopped immediately, the Local Planning Authority and the Environmental Health Department contacted within 2 working days and a scheme to investigate the risks and any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

Reason: To ensure the 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.

Kind regards

Garin Eldred

Swyddog Iechyd yr Amgylchedd / Environmental Health Officer
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