

**Davis, Ellie**

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**From:** Carpenter, Lee A.  
**Sent:** 26 May 2022 16:22  
**To:** Rowley, Elizabeth L  
**Cc:** Pollution Control; Planning Administration  
**Subject:** Re: 22/0455/FULL- Plot 1 Land Adjacent To Mount Pleasant Row, Pentwyn Bargoed UPRN 000043000048  
**Attachments:** ufm62\_Consultation\_Standard\_(21d).pdf  
**Categories:** Ellie

Good Afternoon Liz

Environmental Health has no objection to this planning application but its notes that it links to previous planning applications and one for plot 2. However, we would recommend that the following conditions be attached to any permission if granted:

Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the potential ground gas risk to the site. That scheme shall include a risk assessment and may include an intrusive investigation to identify the extent of any issues and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.

REASON: In the interests of public health.

No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy. REASON: To protect public health the interests of public health.

Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.

REASON: In the interests of the amenity of the area.

Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.

REASON: In the interests of the amenity of the area.

If you wish to discuss this matter further please feel free to contact me

Kind Regards

Lee

Lee-Anthony Carpenter  
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Gallwch ohebu mewn unrhyw iaith neu fformat.Ni fydd gohebu yn Gymraeg yn creu unrhyw oedi.  
Correspondence may be in any language or format. Corresponding in Welsh will not lead to any delay.