



PLANNING & DEVELOPMENT CONSULTANCY | YMGYNGHORIAETH CYNLLUNIO A DATBLYGU

Our Ref: 0656.a

Date: 25th February 2020

Planning Department
Neath Port Talbot County Borough Council
Brunel Way
Briton Ferry
Neath
SA11 2GG

Dear Sir/Madam,

Re: Proposed Demolition of Existing School Buildings and Construction of Residential Development at former Clun Primary School, Clyne

JCR Planning Ltd has been instructed to submit a Discharge of Conditions application in relation to full planning permission number P2018/0301, relating to the above development. The contents of this letter should therefore be read in conjunction with the information accompanying this letter or submitted online via the Planning Portal and relates to the following Conditions of Planning Permission P2018/0301.

Condition 4

Condition 4 relates to the submission of surface water drainage scheme with a maximum discharge rate of 5 litres/sec. As a result, the following information has been submitted to directly meet the requirements of the Condition.

- Dwg. No. 19787/03 – Engineering Site Plan (Drainage)
- Dwg. No. 19787/14 – Drainage Construction Details
- Surface Water Chamber Schedule

Condition 5 and 6

Condition 5 requires that a scheme to assess the potential extent of any contamination on site, its source and how if necessary it is to be remediated should be undertaken. As a result, a site investigation report with associated recommendations accompanies this letter on the enclosed CD.

Condition 7

Condition 7 relates to the demolition of the existing building on site, requiring the submission of the necessary method statement for such works. As a result, the following information has been submitted to directly meet the requirements of the Condition.

- Standard Form Risk Assessment
- Demolition Plan (Method Statement)

Condition 8

Condition 8 relates to the existing walls at the front of the site. The Condition requires a Structural Survey of these features to be undertaken and the results of which placed in a report. As a result, such a document accompanies the submissions.

Unit 2, Cross Hands Business Workshops, Heol Parc Mawr, Cross Hands, Carmarthenshire SA14 6RE
Tel: 01554 527111 | e-mail: info@jcrplanning.com | www.jcrplanning.com

JCR PLANNING LIMITED | CHARTERED TOWN PLANNERS

DIRECTORS: R.A.BANKS BA(Hons) MRTPI J.D.EVANS BSc(Hons) DipTP MRTPI C.L.JONES BA(Hons) MSc MRTPI
A.M.TREHARNE-JONES BA(Hons) DipTP MRTPI E.L.EVANS (DIRECTOR OF FINANCE) K.BANKS (DIRECTOR OF ADMINISTRATION)

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Condition 9

Condition 9 advises that prior to the commencement of works, details of the traffic calming measures as part of the proposal will need to be provided to discharge its requirements. However, we understand that the local highway authority has advise the project's engineers that traffic calming measures are no longer required and as such no details are required.

Condition 10

The requirements of Condition 10 mirror many of those required as part of the formal application for road adoption. As a result and in order to satisfy the requirements of Condition 10, the following information is submitted to enable its discharge:

- Dwg. 19787/04 (G) – Engineering Levels Plan
- Dwg. 19787/05/S38 – Section 38 – Adoptable Road and Lighting
- Dwg. 19787/06/S104 – Section 104 – Foul Drainage
- Dwg. No. 19787/03 – Engineering Site Plan (Drainage)
- Dwg. No. 19787/14 – Drainage Construction Details
- Surface Water Chamber Schedule

Condition 11

Condition 11 relates to the protection of existing trees to be retained on-site and the canopies of those on the adjoining land. Details are requested by the Condition of the proposed protection fences to be used and details of the proposed Heras style fencing accompanies the submissions.

Condition 12

The twelfth condition relates to the proposed retaining structures to be used on the site. The Condition requests that such details are provided prior to the commencement of works and so the submissions include details of the following structures, including a layout plan for each:

- Retaining Walls
- Gabion Walls
- Retaining Structure General Layout Drawing

Condition 13

At the time of the submission of the original planning application referred to above, the site included a buried Time Capsule. We are advised that this has since been removed and is now kept safely at the local Miners Museum. However, it is proposed that the capsule will be reintroduced and buried at the site at the following GPS coordinates - Easting 280983 Northing 201148. We understand therefore that the requirements of Condition 13 have now been met.

Condition 14

Condition 14 relates to details of the external finishes of all elements of the proposed development. In order to satisfy the requirements of this condition, the following has therefore been prepared and is now submitted:

- Dwg. No. 1470-09 - Proposed Landscaping & Boundary Plan
- Dwg. No. 1470-10 – Proposed Finishes Materials Palette

Condition 20

Condition 20 advises that prior to the commencement of works, details of the relocation of the existing bus stop will need to be provided to discharge its requirements. However, we understand that the local highway authority has advise the project's engineers that this bus stop is no longer required and as such no details are required.

Condition 21

As with Condition 14, Condition 21 requires the submission of specific details dealing with boundary treatments and so the accompanying drawing (Dwg. No. 1470/09) satisfies the Condition's requirements.

Condition 22

As with Condition 14, Condition 22 requires the submission of specific details dealing with hard and soft landscaping and so the accompanying drawing (Dwg. No. 1470/09) satisfies the Condition's requirements.

In view of the above and accompanying information, we therefore respectfully request the discharge of the conditions referred to herein.

Yours sincerely

Jason Evans

Jason D Evans
Director