

Steve Jenkins
Planning Division,
The Quays,
Brunel Way,
Baglan Energy Park,
Neath,
SA11 2GG

23rd April 2019

Dear Steve,

Re: P2018/0824: Lllys Wern, Caewern, Neath

On behalf of our client Tai Tarian please find below requested details relating to all points raised in the draft decision Planning Permission letter received for the above planning application (copy attached – Draft decision)

- (1) Agreed, Acknowledged and Noted
- (2) Agreed, Acknowledged and Noted
- (3) Noted, and underway
 - i) TerraFirma Geotechnical and Geo-environmental Site Investigation Report previously provided as part of Planning Application – August 2018 (Attached for information)
 - ii) Attached TerraFirma Site Investigation contains survey
 - iii) Attached TerraFirma Site Investigation contains requested risk analysis, this detail is also outlined and satisfied in KWIC's Construction Phase Plan (CPP) – (attached for information)
 - iv) Attached TerraFirma Site Investigation contains requested remedial options
- (4) As above, attached TerraFirma Site Investigation contains requested remedial options however KWIC commenced on site 03/04/2019 to secure the area and carry out further exploratory works to further examine the soil condition including soft stripping the turf and a layer of topsoil in readiness for further soil sampling by TerraFirma on the 04/04/2019. (Images attached – IMG_2758/2759)
An attempt was also made to remediate the area identified with possible asbestos, by Ian Davies Plant who are licensed to dispose of ACM's, but there no evidence within the soil. Six further samples have now been taken and the results are contained within the attached Validation Report from TerraFirma.
- (5) As above the Validation Report from TerraFirma has ensured that all risks are now mitigated.
- (6) Agreed, Acknowledged and Noted

- (i) KWIC's appointed Engineer Roger Casey Associates has agreed a S104 design with Welsh Water which is currently being progressed and legally agreed. (Attached for information)
 - (ii) Attached S104 design confirms this
 - (iii) Noted
 - (iv) Please find Proposed Drainage Maintenance Regime attached
- (7) Agreed, Acknowledged and Noted, please find below confirmation of each proposed building material, physical samples can be provided on request:
- Proposed Main Light brick choice – ibstock Surrey Yellow Multi
 - Proposed Contrasting Detail brick choice – ibstock Surrey Red Multi
 - Proposed Roof Tile choice – Marley Modern (Anthracite Black)



- (8) Please find attached KWIC Construction Phase Plan (CPP), supporting Construction Method Statement and Environmental Protection Statement which contains all the requested details in the interest of highway and pedestrian safety.
- (9) Agreed, Acknowledged and Noted. However, the landowner has carried out clearance in the vicinity of the tree protection zone identified on the plan previously presented due to Fly Tipping and Antisocial Activities. KWIC are committed to implementing the plan for the duration of the development.
- (10) Agreed, Acknowledged and Noted
- (11) Agreed, Acknowledged and Noted
- (12) Agreed, Acknowledged and Noted
- (13) Agreed, Acknowledged and Noted
- (14) Agreed, Acknowledged and Noted
- (15) Agreed, Acknowledged and Noted
- (16) Agreed, Acknowledged and Noted
- (17) Agreed, Acknowledged in Section 104 design and confirmed previously in (6i)
- (18) Agreed, Acknowledged in Section 104 design and confirmed previously in (6i)
- (19) Agreed, Acknowledged in Section 104 design and confirmed previously in (6i)

Additional NMA Request from KWIC

- Could we please request an NMA to include an integrated PhotoVoltaic (PV) 10 Panel system to the rear south elevation of each property; to improve the energy efficiency of the properties and offer Tai Tarian's tenants an annual energy bill reduction through free solar generated electricity. Further details on the system or design can be provided on request.



Plot 1-2-3-4
South Elevation

- Could we also please request a change to the retaining wall design as detailed on drawing 19.205.01 (attached). Following party wall discussions which all neighbouring residents' party wall disclaimers have been agreed and signed confirming residents do not wish to retain rear access to their properties and wish to avoid the creation of an alleyway to the rear of the development.

Could you please provide approval and, or feedback on the provided proposals at your earliest convenience.

Should you wish to meet to discuss anything provided in more detail please don't hesitate to get in touch with one of our directors. Should physical material samples be required or hard copies of any paperwork, please advise.

Kind Regards

James Whelan
Keeble Whelan Integrated Construction (KWIC) Limited
Director
07814 821610
james@kwic.wales