

Construction of 6 Dwellings and Associated Works

Land at Main Road, Dyffryn Cellwen

Reserved Matters Application

pursuant to Outline Planning Permission

Planning Reference Number 2017/0025

August 2020

Detailed below are the relevant condition numbers and how each is to be complied with.

Agreement of the following reserved matters is sought:

- (1) Drawings have been produced detailing layout, scale and appearance of the buildings, the means of access and landscaping of the site. This indicates how the reserved matters application comply with the parameters for the site as set out in the outline permission granted in August 2017.

Ref: Drawing Numbers TMM/DC/01, TMM/DC/02, TMM/DC/03 and TMM/DC/12

- (2) As (1)

- (3) As (1)

- (7) A comprehensive report has been compiled detailing how foul and surface water from the dwellings and highway surface water is to be discharged. The report also details how surface water runoff will be managed during the construction phase.

Ref: Drainage Report and Drawing Numbers TMM/DC/10 and TMM/DC/11

- (9) A short report has been compiled detailing the materials to be used.

Ref: Materials to be used in the construction of the external surfaces.

- (10) A series of cross sections have been drafted illustrating existing and proposed levels

Ref: Drawing Numbers TMM/DC/04, TMM/DC/05, TMM/DC/05, TMM/DC/07, TMM/DC/08 and TMM/DC/09.

- (16) Detailed Geotechnical Report for the site submitted.

- (17) Detailed Geotechnical Report for the site submitted.

- (20) A standalone drawing has been drafted indicating the landscaping proposals.

Ref: Drawing Number TMM/DC/12

- (21) A standalone drawing has been drafted indicating the boundary treatment proposals.

Ref: Drawing Number TMM/DC/13

Discharge of the following conditions is also sought as part of this application:

- (8) The existing retaining walls on the site are being retained in the present condition.

Ref: Drawing Numbers TMM/DC/04, TMM/DC/05, TMM/DC/05, TMM/DC/07, and TMM/DC/13.

Furthermore, Drawing Number TMM/DC/09 illustrates ground level differences of 450mm between Plot 1 and 2, Plot 2 and 3, Plot 4 and 5 and Plot 5 and 6 respectively. This difference in level will necessitate the construction of nominal dwarf retaining walls constructed in 225mm thick brickwork that would ordinarily not require structural calculations.

- (11) Detailed Geotechnical Report for the site submitted.
- (13) The specification for House Sparrow Terrace and Nest Box and Swift Nest Box is detailed on the detailed drawings for each house type.
Ref: Drawing Numbers TMM/DC/01 and TMM/DC/03.
- (14) Lighting Scheme submitted.
- (18) Detailed Geotechnical Report for the site submitted.

Discharge of the following conditions will be sought separately at a later date:

- (6) Construction Method Statement.

Huw Jenkins IEng. FIHE
August 2020