

P2020/0423 Condition Discharge

Contract: **Proposed discharge of Planning Conditions Cae Nant Terrace, Skewen**

Contract No: **1428**

Information to support application to discharge Conditions for Planning Approval P2020/0423

Date: 19th October 2020

Introduction

KJG have secured a Full Planning Permission (P2020/0423) for the Demolition of existing building and the construction of two number two storey residential blocks consisting of 10 no. affordable housing apartments and associated works including cycle and bin stores at Former Skewen Snooker Club, Cae Nant Terrace, Skewen, SA10 6UP.

The Permission was granted on 14th October 2020 and included 23 Conditions.

This document has been prepared to support an application to discharge (or partly discharge) the following Pre-Commencement Conditions included in the approval notice:

- Condition 5: Foul Drainage Scheme,
- Condition 16: Site Contamination,
- Condition 17: Remediation,
- Condition 20: Materials

The sections below provide a narrative in relation to each of the relevant Conditions and list additional information submitted in support of this application to discharge those conditions:

Condition 5:

Condition 5 states:

"With the exception of demolition works, no development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development and retained and maintained as such thereafter"

We can confirm that a Foul Drainage scheme has been prepared by Messrs Intrado.

The following drawings and details have been submitted with this application:

Drawing Reference	Description
IR20018 SK101-P5	Drainage Layout

Condition 16:

Condition 16 states:

"No development shall commence on site until an assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) 'Investigation of Potentially Contaminated Sites Code of Practice' and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

(i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;

(ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;

(iii) an assessment of the potential risks to:

- human health,
- groundwater and surface waters

- adjoining land,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,- ecological systems,
- archaeological sites and ancient monuments; and
- any other receptors identified at (i)

(iv) an appraisal of remedial options, and justification for the preferred remedial option(s)"

An initial Site Investigation Report by Spectrum Geo services (2004_R1_Rev1), was submitted with the original application. Since then additional testing has been carried out in the area of the existing building. The internal floor slab was carefully cut out to enable ground testing to be carried out. The Site Investigation Report has been updated to reflect the results and is including in this submission.

In addition to the report the appendices have been updated. These files are too large to submit via the planning portal so alternative means of submission will be investigated.

The following drawings and details have been submitted with this application:

Document Reference	Description
2094_R1_Rev1	Site Investigation (updated September 2020)
2094_R1_Rev1 (appendices)	Appendices to Report

Condition 17:

Condition 17 states:

"No development shall commence on site until a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historic environment shall be prepared and submitted to and approved in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works."

Following the completion of the updated testing a remediation strategy has been prepared by Spectrum. This recommends that a capping layer is applied to all areas of soft landscaping.

It is confirmed that this layer will be applied in accordance with the guidance given.

Document Reference	Description
2094_R2_Rev1	Cover Thickness Report
SGS_2094_02	Drawing to support SGS_2094_02

Condition 20:

Condition 20 states:

"Prior to their use in the construction of the development hereby permitted, details of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details."

The following finishes have been selected for the project. Links to manufacturers' websites are included below and datasheets are included in the Appendix to this document. If required physical samples can be delivered to the Planning Office:

Material	Product	Web link
Facing Bricks	Edenhall Clarence Blend	https://www.edenhall.co.uk/clarence-blend
Brick bands and window surrounds	Edenhall Warwick Blend	https://www.edenhall.co.uk/warwick-blend
Roof tiles	Marley Modern, Slate Grey	https://www.marley.co.uk/products/concrete-tiles/modern

Appendix A: Materials

EDENHALL

CLARENCE BLEND

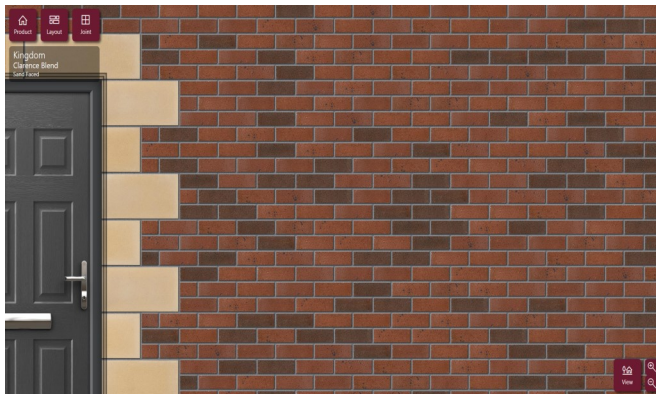
FACING BRICKS



TECHNICAL DATA

CONFIGURATION	Solid
SIZE	215 x 100 x 65 (+3-5mm)
DENSITY	2200kg/m ³ average
STRENGTH	22N2/mm2 minimum average
MOISTURE ABSORPTION	6-8% typical average
DURABILITY	Fully frost resistant

FULL TECHNICAL SPECIFICATION AVAILABLE UPON REQUEST



EDENHALL

Sales Head Office 01633 612671

sales@edenhall.co.uk

www.edenhall.co.uk

Disclaimer: The Sample is intended to show the general colour and texture of the product. Slight variations may occur due to the manufacturing process and inherent properties of the constituent natural raw materials. Where tight aesthetic tolerances are important we would strongly recommend a more comprehensive sample approval process is adopted. The colours on this data sheet are accurate as modern printing processes will allow. You are advised to see actual brick samples before ordering.

EDENHALL

WARWICK BLEND

FACING BRICKS



TECHNICAL DATA

CONFIGURATION	Solid
SIZE	215 x 100 x 65 (+3-5mm)
DENSITY	2200kg/m ³ average
STRENGTH	22N2/mm2 minimum average
MOISTURE ABSORPTION	6-8% typical average
DURABILITY	Fully frost resistant

FULL TECHNICAL SPECIFICATION AVAILABLE UPON REQUEST



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Smooth Grey



Experiencing the vast variety of textures and colours that our roof tiles provide up close, can guide you in the decision making process when selecting roof coverings. Our efficient sample service can help you in this process.

[Request sample](#)

Have you also considered the Edgemere interlocking slate range? With an 18mm thin leading edge, Edgemere provides an affordable upgrade to standard interlocking tiles.

All of our concrete interlocking tiles can achieve an 'A+' rating (which has the lowest environmental impact) in the Building Research Establishment's Green Guide to Specification.

Accreditation to the BES 6001 framework standard for 'Responsible Sourcing' means that projects using our concrete interlocking slates can now achieve extra credits

This sleek, modern interlocking tile has a flat, smooth, single-lap interlocking design with a slate-like appearance enhanced by a broken bond laying pattern.