

F.A.O. Steven Jenkins
Neath Port Talbot County Borough Council
Development Control Section
The Quays, Brunel Way
Neath
SA11 2HZ

15 February 2021

Our Ref: 20/3660C

Dear Steven,

Discharge of Planning Conditions 5, 6, 7, and 9 of Planning Permission P2019/5304 for the Approved Aldi Foodstore at Land Adjacent to CSN Precision Engineering, Neath Abbey Road, Neath, SA10 7BR

On behalf of my client, Aldi Stores Limited, please find enclosed an application to discharge conditions 5, 6, 7, and 9 of Planning Permission Ref: P2019/5304 in relation to the approved Aldi foodstore at Land Adjacent to CSN Precision Engineering, Neath Abbey Road, Neath, SA10 7BR.

Condition 5 - Demolition & Construction Environmental Management Plan

Condition 5 reads as follows:

'No development shall commence (including any site clearance), until a Demolition & Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Environmental Management Plan shall be in accordance with the requirements of British Standard BS5228-1:2009 - "Code of practice for noise and vibration control on construction and open sites". The approved Statement shall be adhered to throughout the demolition and construction phases. The Statement shall provide for:

a) Construction methods: details of the extent and phasing of development; details of construction materials or techniques to be used; details for the storage and management of plant and materials used in constructing the development; a scheme for recycling/disposing of waste resulting from demolition and construction works;

b) Drainage: Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development.

c) General Site Management: details of the construction programme including timetable; details of site clearance; details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing; details of complaint investigation procedures.

d) Control of Nuisances: Identification of the significant construction and demolition noise & vibration sources; details of physical and operational management controls necessary to mitigate noise & vibration emissions; details of dust & odour control measures, wheel washing facilities, and measures to control light spill.

Directors
Helen Cuthbert | Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton
Associate Directors
Katie Turvey | Heather Vickers | Alan Williams

Consultant
Lorna Byrne
Associates
Sally Arnold | Rob Scadding | Penny Moss | Sam Deegan | Paul Galgey
Niall Hanrahan | Phil Marsden | Charlotte Perry | Charlotte Hunter

e) *Traffic Management: details of site deliveries including routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings, schools and college, there shall be no deliveries in excess of 3.5 tonnes shall access or leave the site via any route during the hours of 8am to 9.30am and 2.30pm to 4pm during school term times; details for the loading and unloading of plant and materials; details of wheel wash facilities; details for the parking of vehicles of site operatives and visitors; scheme for the erection of temporary/semi-temporary signage warning drivers of the presence of children and speed restrictions; Measures to prevent stacking of vehicles onto the public highway; The frequency and size of vehicles used to transport the waste material arising from the demolition works;*

f) *Hours of working on site, including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration, and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.*

g) *Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details*

Reason: In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1, EN8 and TR2 of the adopted Neath Port Talbot Local Development Plan.'

The following information has been submitted to discharge Condition 5:

- CEMP – Neath
- Site Set Up - Neath Abbey Road in Neath

The Construction Environmental Management Plan should be read alongside the site set up plan. The document and site set up plan contain all of the required details to discharge Condition 5.

Condition 6 – Assessment of The Nature and Extent of Contamination

Condition 6 reads as follows:

'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).

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.'

The following information has been submitted to discharge Condition 6:

- GEO-ENVIRONMENTAL SITE ASSESSMENT -641-1.1.0.Final Report - Reduced

The Geo-Environmental Site Assessment by Ground Investigation Ltd (dated August 2007) includes a contamination assessment to discharge condition 6. The document contains all of the required details to discharge Condition 6.

Condition 7 - Assessment of The Nature and Extent of Contamination

Condition 7 reads as follows:

'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 agreed 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.'

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite.'

The following information has been submitted to discharge Condition 7:

- UST REMOVAL SPECIFICATION -GRO-20093-2169

The UST removal specification by Groundtech (dated Feb 2021) details a remediation specification for the removal of underground storage tanks to discharge condition 7. The document contains all of the required details to discharge Condition 7.

Condition 9 - Foul Drainage Scheme

Condition 9 reads as follows:

'No development shall commence until a foul 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. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.'

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.'

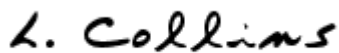
The following information has been submitted to discharge Condition 9:

- 7899-0050e Proposed Drainage Layout
- 7899-0051a Drainage Schedules
- 7899-0055a Drainage Details Sheet 1 of 3
- 7899-0056a Drainage Details Sheet 2 of 3
- 7899-0057a Drainage Details Sheet 3 of 3

The drawings contain the drainage layout, schedules, and details, and contain all of the required details to discharge Condition 9.

I trust the above and enclosed are self-explanatory, and I look forward to confirmation of validation and the discharge of the condition in due course. In the meantime, please do not hesitate to contact me directly should you have any questions in respect of this matter.

Yours sincerely,



Lloyd Collins

Planner

Planning Potential

Bristol

Enc.