

P2020/0423 Condition Discharge - 2

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 8: Lighting Scheme,
- Condition 21: Retaining Walls,
- Condition 22: Landscaping,
- Condition 23: Contamination.

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 8:

Condition 8 states:

"Prior to occupation of the development hereby approved, a lighting scheme for the site shall be submitted to and approved in writing by the local planning authority. The scheme shall incorporate best practice guidance to ensure the retention of dark corridors for the movement of wildlife with no direct lighting of vegetation. The agreed scheme shall be implemented prior to occupation of any of the flats hereby approved and retained and maintained as such thereafter"

We can confirm that a Lighting scheme has been prepared by Messrs Kingfisher.

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

Drawing Reference	Description
42740B Caenant Terrace	Lighting Layout
CASTELL CONSTRUCTION LTD CAE NANT	Lighting Calculations

Condition 21:

Condition 21 states:

"Notwithstanding the submitted plans / information, prior to the commencement of the construction of any retaining walls / structures, full details including calculations, specifications, materials and landscaping scheme for any retaining walls / structures that may be required and a detailed method statement detailing how the works are to be carried out shall be submitted to and approved in writing by the Local Planning Authority. Any retaining walls / structures shall be constructed in accordance with the agreed details."

We can now confirm that no retaining walls were constructed as part of the works and as such there is no requirement to discharge Condition 21.

Could you please confirm this is the case and/or confirm discharge of the Condition?

Condition 22:

Condition 22 states:

"Prior to occupation of the development, details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority together with a landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas other than privately owned domestic gardens. These details shall include but not be limited to a revised grass seed mix for the bio retention areas that contains a majority of native or wildlife friendly species. The agreed soft landscaping works shall be carried out in accordance with the approved details during the first planting season immediately following occupation of the development and the hard landscaping works prior to occupation of the development. The completed scheme shall be retained and maintained and carried out as approved as such thereafter and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species."

Updated specification for the Bio retention area and raingardens are shown on the revised site plan drawing 1418:PA:02B. This shows a native mix of plants and the planting/seeding density.

A Landscaping Management Plan is also included as part of this submission. This sets out the maintenance required on the various soft landscaping areas.

We can also confirm that in terms of hard landscaping this is limited to tarmac on the roads and parking areas and 450mm x 450mm concrete paving flags on the remaining hardstanding/paths.

Document Reference	Description
1418:PA:02B	Revised Site/Landscaping Plan
1428: Landscape Management Plan	Landscaping Management Plan

Condition 23:

Condition 23 states:

"In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority."

We can confirm that no additional contamination was found during the works and as such there is no requirement to discharge Condition 23.

Could you please confirm this is the case and/or confirm discharge of the Condition?