

P2020/0423 Condition Discharge - 3

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: 21st April 2022

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-Occupation Conditions included in the approval notice:

- Condition 4 & 14
- Condition 18: Remediation Verification,

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 4:

Condition 4 states:

"Notwithstanding the submitted information, prior to beneficial use of the proposed development commencing, all noise mitigation measures shall be carried out in accordance with the recommendations of the approved environmental noise assessment dated 17 February 2020 (by acoustic consultants LTD) and a verification report which demonstrates the effectiveness of the agreed noise mitigation measures and that internal noise levels stipulated within BS8233 can be achieved within all of the flats hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. The agreed noise mitigation measures shall be maintained and retained as such thereafter"

The Noise mitigation measures set out in the Acoustic Consultants Environmental Noise Assessment (dated 17th February 2020) have been carried out.

A Verification Report, 9542, Skewen Snooker Club Post Works Survey, has been carried and is enclosed as part of this Submission.

Document Reference	Description
9542, Skewen Snooker Club Post Works Survey	Verification Report on Noise mitigation measures

Condition 14:

Condition 14 states:

"Notwithstanding the submitted information, prior to beneficial use of the proposed development commencing, all noise mitigation measures shall be carried out in accordance with the recommendations of the approved environmental noise assessment dated 17 February 2020 (by acoustic consultants LTD) and a verification report which demonstrates the effectiveness of the agreed noise mitigation measures and that internal noise levels stipulated within BS8233 can be achieved within all of the flats hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. The agreed noise mitigation measures shall be maintained and retained as such thereafter"

Condition 14 is a repeat of Condition 4. The same information as Condition 4 is therefore submitted in discharge of this condition.

Condition 18:

Condition 18 states:

"Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 17 shall have been submitted to and approved in writing by the Local Planning Authority.)"

An initial Site Investigation Report by Spectrum Geo services (2004_R1_Rev1), was submitted with the original application. Additional testing has been carried out in the area of the existing building and further reports and information was provided as part of the application (2094_R1_Rev1 and 2094_R1_Rev1 (appendices)).

Since the original approval was granted a further report on capping thicknesses was obtained and that document (2094_R2_Rev2) is included with this submission.

Following completion of the groundworks a Verification Report has been prepared by Spectrum Geo Services which confirms that all required remediation works have been carried out.

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

Document Reference	Description
2094_R2_Rev2	Cover Thickness Report
22047_R1_Rev_1_merged	Verification Report