

24th May 2022
DoC Letter



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Dear Sir / Madam

Bay Science and Innovation Campus, Swansea University
Approval of Technical Details – Cover Letter
On behalf of St. Modwen Developments

On behalf of the Applicant, St. Modwen Developments, I enclose an application for approval of details reserved by condition pursuant to Outline Planning Permission P2018/0491 for a University campus including innovation park, mixed academic, research and development facilities (use class b1), university residential accommodation and ancillary student/staff facilities, parking and landscaping as amended by Section 73 planning application reference P2018/0491 at Swansea University Bay Campus.

Overview of Submission

A separate reserved matters approval application (Planning Portal reference: PP-11191376) has been made for the upfilling of the remaining land within Phase 2 of Swansea University Bay Campus to a height of 7.83m AOD. The proposal is required to futureproof Swansea Bay Campus from flood risk and to prepare the land for future redevelopment. The soil that is to be transported to Swansea University Bay Campus is available at Hendrefoilan, Swansea now: a site which is also owned by St. Modwen Developments.

This discharge of condition application is submitted alongside the reserved matters approval application for expedience and completeness.

Supporting Information - Conditions Sought for Discharge

The information submitted in support of this application is in accordance with the requirements of the relevant conditions attached to the planning permission, and the Council's validation checklist. In addition to the completed Application Form, the summary below sets out the condition that this application seeks to discharge.

Condition 23 of the outline planning permission states:

“Any topsoil, subsoil (natural or manufactured) and any aggregate (other than virgin quarry stone) or recycled aggregate material, to be imported shall be assessed for chemical or other potential contaminants in accordance with an updated Scheme of Investigation to be submitted and approved in writing by the Local Planning Authority. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, verification sampling of the material received at the development site is required to verify that the imported soil is free from contamination and shall be undertaken in accordance with a scheme agreed with in writing by the LPA.

Reason To ensure that the safety of future occupiers is not prejudiced".

The following documents are submitted with this application to address the requirements of condition 23:

- Site Location Plan (drawing ref: 05746-SK-9005-P1) prepared by PJA
- Reprofilling Sections (drawing ref: 05746-SK-9003-P2) prepared by PJA
- Site Proposed Levels (drawing ref: 05746-SK-9004-P3) prepared by PJA
- Scheme of Investigation (ref: 02742-TN-0002-V2 FINAL) prepared by PJA
- Hendrefoilan Phase 2 Ground Investigation Report (ref: 5151) prepared by PJA
- Hendrefoilan Material Testing 1 prepared by PJA
- Correspondence with NPT Environmental Health Officer.

The above documentation was submitted to Leah Marsh, Neath Port Talbot's Environmental Health Officer, with an overview of the proposed works on 2nd March 2022. Leah Marsh confirmed on 7th March 2022 that she has 'no objection to the use of the material at Swansea Bay from a land quality point of view'.

The application fee is calculated to be £115 and has been paid by bank transfer to the Planning Portal.

I trust that the information submitted will enable the validation and due consideration of the application. If you have any questions regarding the enclosed or require further information please do not hesitate to contact me.

Your faithfully



Matt Tucker BA (Hons) MPlan MRTPI
Associate Director