

Dear Sir / Madam

RE: Variation / Removal of Condition - Application Reference: P2021/1232

Site: NPTC Group of Colleges - Llandarcy Academy of Sport, Llandarcy Park, Llandarcy, Skewen, Neath SA10 6JD

1. Introduction

This application proposes to remove condition 3 from planning applications decision notice P2021/1232 REV 2. There have been extensive discussions with the Council regarding the conditions. Given the construction methods of the new structure & items discussed in Appendix A, and following discussions with the pollution control and the planning department via the previously approved discharge of condition 5&6 application; it has been determined that this application is the best course of action to remedy a technical issue with conditions that stems from there being no justified need for intrusive investigation at the site. This stance is accepted by all sides including the Coal Authority, Planning Team and the Council's Pollution Control Officer.

2. Reasons For Removal

1. Given submission of the Geotechnical Phase 1 report during the approved discharge of conditions application of conditions 5 & 6. Condition 3's requirements for the intrusive investigations have been determined not necessary via email from the Pollution Control Officer James Malatynski. Email evidenced in Appendix A (email dated 25/08/22) stating the Intrusive investigation isn't necessary.
2. This was confirmed as acceptable as the construction methods discussed in the Phase 1 report show that the construction of the structure will not involve excavations to form the building's substructure & therefore mitigating the need of an intrusive investigation.
3. Appendix B1 & B2 (the phase 1 reports). These show the construction method used. The building has a 'SIT ON' construction method therefore no excavation works are required for the substructure.
4. The phase 1 report also details how we deal with the gas concerns that are a requirement under Condition 4. We deal with this via installing a Gas membrane beneath the floor construction to the manufacturers instructions and recommendations. The membrane specification and remediation details have been submitted for formal approval under a new Discharge of Condition Application P2022/0887 recently submitted to the Council.
5. Verification of the membrane will be dealt with by another separate discharge of conditions application once the membrane is installed. Condition 7 deals with this item and is a 'prior to

beneficial use' hence will be submitted later in the process as a formal discharge of conditions application .

Conclusion

Taking into the account the above for the reasons set out it is assessed condition 3 can be removed from P2021/1232.

Additionally it is worthy of note that of all conditions that required submission of details prior to commencement, these have been approved or are submitted for approval. These include:

- Condition 4 submitted under application P2022/0887
- Condition 5 Approved 19/7/22 under P2022/0275
- Condition 6 Approved 19/7/22 under P2022/0275

We acknowledge we are aware of the addition validation reporting requirements under Condition 7 which will be submitted at a future date.

Yours faithfully,

Ryan Bayliss
Senior Architectural Technologist

APPENDIX DOCUMENTS SCHEDULE

1. APPENDIX A - Email Correspondence
2. APPENDIX B1 - Revised Phase 1 Report
3. APPENDIX B2 - Revised Coal Mining Assessment Report