



Re: URGENT EMAIL Re: IMPORTANT COMMUNICATION: PLANNING DECISION NOTICE ATTACHED Application ref. P2022/0275 and Revised P2021/1232 REVISION 2
1 message

Ryan Bayliss [REDACTED]
To: James Malatynski [REDACTED]

30 September 2022 at 13:10

Hi James,

In connection with the development at the Llandarcy Academy Of Sport. Further to our previous discussion we have found the gas membrane specification used on the previous development at Llandarcy and are simply following suit with the specification of the gas membrane. This should satisfy both the Phase 2/3&4 requirements as the Gas Membrane will be installed in strict accordance with the manufacturers instructions and recommendations. We have attached the previous contract drawings for the main buildings on the development site & the data sheets for the specified membrane.

Email Attachments
SS-LA-DISC-GEOTECHNICAL-01 (Discharge of conditions drawing to satisfy all geotechnical conditions)
Proof of the previous contract drawing detailing the gas membrane specification (our Client will follow suit with this product as previously approved by Environmental Health and building control)
Data sheet of the product specified

Trust this now finalises the planning requirements and enables the Client to progress works onsite accordingly? Any questions please do not hesitate in contacting me.

Kind regards

Ryan Bayliss | Senior Architectural Technologist
Neptune Architectural
[REDACTED]
[REDACTED]
[REDACTED]

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On Mon, 25 Jul 2022 at 11:22, Ryan Bayliss [REDACTED] wrote:
Hi James,

Regarding the Phase 2 intrusive not being required in relation to the Phase 3 remediation strategy, wouldn't the current Phase 1 report denoting the membrane etc. be enough to satisfy all conditions.

Regarding the verification report, would a contractors imagery package of the membrane install be enough to verify the development? As the datasheets will denote it being a Hydrocarbon membrane etc. which will be installed in accordance with the manufacturers instructions?

Because there is no Phase 2 intrusive evidence then the Phase 3 can't be carried out other than denoting the membrane specification (as per the Phase 1 document).

Could you please give me a call to discuss further.

Kind regards

Ryan Bayliss | Senior Architectural Technologist
Neptune Architectural
[REDACTED]
[REDACTED]
[REDACTED]

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On Mon, 25 Jul 2022 at 11:08, James Malatynski [REDACTED] wrote:

Hi Ryan,

Yes, that is correct, no intrusive works are necessary. Please send forward your remediation strategy, this could largely be in the form of your building plans, highlighting why the protective membrane is being installed and the objective is to clearly translate the remediation strategy into a clear set of remediation activities for the site. It should set out all aspects of the design, preparation, implementation, verification and long-term monitoring and maintenance (if needed) of the remediation strategy. Once this has been received building work can commence.

A verification report is normally conducted by a third party developer and photographic evidence through the construction phase can assist greatly in preventing issues arising should there be any contention.

Please see below for details relating to what could be included as part of verification.

- purpose and aims of the report
- credentials of person compiling the report
- site location and current layout plans (appropriately scaled and annotated, with north point, National Grid Reference (minimum 6 figures) and site area in hectares)
- review and summary of all previous reports with references
- liaison with the Local Authority Contaminated Land Officer
- information as detailed in the remediation strategy including description of relevant pollutant linkages assessed, i.e; • description of ground conditions including geology, --hydrology and hydrogeology • remediation objectives; criteria for relevant pollutant linkages and overall site criteria • remediation methodology
- details of remedial work undertaken and by whom, with justification for any changes from the original remediation strategy
- results of verification, validation, performance testing and monitoring as specified in the Verification Plan: to include substantiating data: • laboratory and in-situ test -----results, monitoring results for groundwater and gases during remediation • summary data plots and tables relating to remedial criteria • plans showing treatment areas and ---details of any differences from the original remediation strategy • details of permits, licences, waste management documentation etc. and demonstration of compliance %
- description of reinstatement works
- description of final site conditions at completion with details of any permanent installations that form part of the remedial strategy and are to be left intact
- confirmation that remediation objectives have been met and confirmation of post-completion monitoring/ maintenance requirements

James Malatynski
Pollution Control Officer
Neath Port Talbot County Borough Council The Quays Brunel Way Baglan Energy Park Neath
SA11 2GG

From: Ryan Bayliss [REDACTED]
Sent: 25 July 2022 10:41
To: James Malatynski [REDACTED]
Subject: Re: URGENT EMAIL Re: IMPORTANT COMMUNICATION: PLANNING DECISION NOTICE ATTACHED Application ref. P2022/0275 and Revised P2021/1232 REVISION 2

Hi James,

Really appreciate your prompt response on this, just to confirm so we are all good to commence the works as the intrusive investigation is no longer required?

Regarding the verification report what is the minimum criteria you would need for this as we are installing a hydrocarbon ground sheet to prevent any gases from entering the new building? Is it simply photo graphs of the install + specification and datasheets?

Any questions please do not hesitate in contacting me.

Kind regards

Ryan Bayliss | Senior Architectural Technologist
Neptune Architectural

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On Mon, 25 Jul 2022 at 10:04, James Malatynski [REDACTED] wrote:

Hi Ryan,

Thank you for your email.

There is no need for an intrusive investigation because your phase 1 report has included the caveat of including a gas proof membrane into the construction, to mitigate any potential/residual gas risk.

The below was concluded in the initial Conceptual Site Model:

Contaminant: Hazardous Ground Gases (methane and/or carbon dioxide) associated with made ground and/or underlying coal measures.

Pathway: Accumulation beneath and/or infiltration into site buildings.

Receptor: Future site users.

Viable Pollutant Linkage: No - we understand a gas proof membrane is to be incorporated into the new floor design.

The conclusions made in the report also highlights the need to ensure engineering controls are in place.

Conclusions: Specifications regarding the adopted/selected engineering controls will need to be approved in writing, with post-installation verification.

As part of a land contamination review we also consider migration of noxious gases that could pose a risk to human health and as such we would not be able to remove conditions relating to a remediation strategy and verification report for the works suggested to be completed in the Phase 1 report submitted that are to be incorporated into the construction of the new development.

I hope this proves useful, feel free to get in contact if I can assist further.

Kind regards,

James Malatynski

Pollution Control Officer

Neath Port Talbot County Borough Council The Quays Brunel Way Baglan Energy Park Neath

SA11 2GG

From: Ryan Bayliss [REDACTED]
Sent: 23 July 2022 10:50
To: James Malatynski [REDACTED]
Cc: Jessica King [REDACTED]
Subject: URGENT EMAIL Re: IMPORTANT COMMUNICATION: PLANNING DECISION NOTICE ATTACHED Application ref. P2022/0275 and Revised P2021/1232 REVISION 2

By copy to James,

Understand you are looking after this project in Jessica's absence, can you please call to discuss asap next week.

The phase 1 report revised document was produced to deal with all geotechnical conditions 3,4,5,6

As the structure simply sits on the existing pitch (no excavation works for sub structure) and as per Subadra geotechnical report confirming no issues with loading the ground ... the planning department have approved the phase 1 document so there is no need for intrusive investigation (but on the revised decision notice it still appears condition 3)

Condition 4 is a remediation condition which is geotech phase 3 which also won't be required if the phase 2 isn't.

The phase 2 (intrusive investigation) isn't required because phase 1 justifies why no intrusive investigations are needed.

Reading the description on the NMA proposal also makes this clear. We have also been clear that this is what we wanted from the start and following discussions with the authority this has been the case.

Any questions please do not hesitate in contacting me.

Ryan Bayliss

Sent from my iPhone

On 22 Jul 2022, at 19:51, Ryan Bayliss [REDACTED] wrote:

Hi Jessica,

In relation to your email.

Conditions 3&4 only come if a phase 2 geotechnical investigation was carried out onsite and proven an issue with the land IE contamination.

As we have got approval from your land contamination team for the development not requiring a phase 2 intrusive geotechnical investigation due to how the building is constructed not requiring any substructure work as the building simply sits on the pitch this condition has now been changed and the conditions are approved. Rendering conditions 3&4 unnecessary.

As we have had an application in to argue the case that a geotechnical phase 2 investigation isn't required this should of been discussed internally about removal of those conditions (as they are now irrelevant - remediation comes under Phase 3 geotechnical requiring a phase 2).

Can you please confirm this is the case with your land contamination team.

As the current information provided IE the updated phase 1 report deals with all relevant geotechnical conditions and this has been approved, can the authority promptly approve conditions 3&4 asap.

Kind regards

Ryan Bayliss

Sent from my iPhone

On 22 Jul 2022, at 16:54, Jessica King [REDACTED] wrote:

Dear Ryan,

Thank you for your email, I am glad that you have received the decision notice for the discharge of conditions 5 and 6.

With regard to your query regarding any remaining pre-commencement conditions the decision notice provides all of the conditions including a section of the pre-commencement ones.

From looking through the decision notice it appears that conditions 3 and 4 are also pre-commencement and were requested by our land contamination team during the application. However in light of the previous response from the Coal Authority relating to the intrusive site investigations it might be possible for this condition to be removed instead of discharged.

However Condition 4 relates to remediation work and this condition would have to be discharged.

I am now on leave until the 2nd August however in the meantime, if you would like to discuss the conditions with our land contamination section please contact Mr James Malatynski at j.malatynski@npt.gov.uk

Kind regards,

Jessica King

Swyddog Cynllunio - Rheolaeth Datblygu / Planning Officer – Development Management

Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot / Neath Port Talbot County Borough Council

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From: Ryan Bayliss [REDACTED]
Sent: 19 July 2022 13:24
To: Planning [REDACTED]
Subject: Re: IMPORTANT COMMUNICATION: PLANNING DECISION NOTICE ATTACHED Application ref. P2022/0275 and Revised P2021/1232 REVISION 2

Good afternoon,

Thank you for the planning application and discharge of conditions applications decision notices.

TO ENSURE: Can you please confirm there are no pre-commencement conditions remaining and Our Client can commence works onsite accordingly?

Any questions please do not hesitate in contacting me.

Kind regards

Ryan Bayliss | Senior Architectural Technologist
Neptune Architectural

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On Tue, 19 Jul 2022 at 11:27, Planning [REDACTED] wrote:

Dear Sir / Madam,

[Application ref. P2022/0275 and Revised P2021/1232 REVISION 2](#)

Please find attached a copy of your Decision Notice in respect of the above application.

Should you have any questions, please contact your case officer (as advised on your initial letter) direct.

[Building Regulations](#)

Please note that the attached Decision Notice relates only to a planning decision.

While writing may I therefore also take the opportunity to draw your attention to the likely need for [Building Regulations](#) approval for this development. In this respect, I would encourage you to view the services offered by the Council's team of experienced Building Control Officers with unrivalled local knowledge. The Building Control web pages can be viewed at www.npt.gov.uk/buildingcontrol.

Alternatively, please contact the team direct on 01639 686820 or by emailing building.control@npt.gov.uk to arrange for a competitive quotation.

Applications for approval can be made traditionally or online by using one of the following links: -

- [Full Plans](#)
- [Building Notice](#)
- [Regularisation](#)
- [Planning Portal for Building Regulations](#)
- [Apply via LABC Portal](#)

Please note that Building Control also offer a range of added value services such as :

- [Structural calculations](#)
- [SAP calculations & energy performance certification](#)
- [Detailed specifications and construction details](#)
- [Water usage calculations](#)

[Other Services offered by the Planning & Public Protection Service](#)

Japanese Knotweed	The Council now offers a competitively priced treatment service for landowners to help control the spread of Japanese Knotweed . Prices vary depending on the size of the area to be treated.
Drainage surveys	Our Public Protection team offers a drainage survey service for homes within NPT
Landlords Consultation Service	We offer a consultation service for landlords on the Environmental Health standards applicable to Houses in Multiple Occupation e.g. Health and safety risk assessment, Fire safety, and space standards, level of amenities, ,
Business Advice	Our Public Protection team offers business advice in respect of Food hygiene, Trading Standards and Health and safety matters

If you are an agent acting on behalf of an owner/ developer. I would be grateful if you could pass all of the above information to your client.

Regards

Planning

Email / E-bost: planning@npt.gov.uk

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