

30th May 2023
Our Ref: S23.132

Development Control Section,
Neath Port Talbot County Borough Council,
The Quays, Brunel Way
Neath,
SA11 2HZ

Suite D, 1st Floor
Urban Village
220 High Street
Swansea, SA1 1NW

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LAND AT EDWARD WORKS, LLANDARCY, SA10 6JY
DISCHARGE OF CONDITIONS 3, 9 & 10 OF PLANNING PERMISSION P2022/0397
PLANNING PORTAL REFERENCE: PP-12170536

Asbri Planning Ltd have been instructed by G D Harries and Sons Ltd to submit an application on their behalf seeking the discharge of condition 3, 9 & 10 of planning permission P/2022/0397.

The permission allowed for the construction and operation of proposed Asphalt Plant together with aggregates storage area, weighbridge, offices and ancillary infrastructure works.

Discharge of Condition Application

Condition 3 (Construction Environmental Management Plan) states:

No development shall commence on site, including site clearance, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be made with reference to the requirements of British Standard BS5228-1:2009 - "Code of practice for noise and vibration control on construction and open sites". The CEMP should include the following information: -

- a) Construction methods: details of the extent and phasing of development; details of construction materials or techniques to be used; details for the storage and management of plant and materials used in constructing the development and details, waste and contaminated land.*
- b) General Site Management: details of the construction programme including timetable; details of site clearance; construction drainage, site setup plan detailing sensitive receptors, buffer zones and relevant protection measure maintenance of security hoarding including decorative displays and facilities for public viewing; details of complaint investigation procedures.*
- c) Control of Nuisances: Identification of the significant construction and demolition noise & vibration sources; details of physical and operational management controls necessary to mitigate noise & vibration emissions; and measures to control light spill.*
- d) Traffic Management: details of site deliveries; details for the loading and unloading of plant and materials; details of wheel wash facilities; details for the parking of vehicles of site operatives and visitors; The erection and maintenance of security hoarding; A scheme for recycling/disposing of waste resulting from demolition and construction works and a scoping route for all deliveries to and from the development.*
- e) Hours of working on site, including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.*
- f) Biodiversity Management: invasive species management : tree and hedgerow protection , invasive species management, species/habits protection and mitigation measures.*

g) Soil management: details and methods of topsoil stripping, storage and protection of seed bank for re-use on the green roof and planting bunds;

h) CEMP masterplan: detailing the development, location of landscape and environmental resources, design proposals and objectives for integration and mitigation.

i) Resource Management: fuel and chemical storage, waste management, water consumption and energy consumption.

j) Pollution Prevention: demonstrate compliance with relevant Guidelines for Pollution Prevention, incident response plan and site drainage plan.

k) Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details

The CEMP shall be implemented as approved throughout the site preparation and construction phases of the development.

In order to satisfy the requirements of the above condition, the following information has been submitted for consideration:

- Construction Environmental Management Plan

Condition 9 (Historical Environment Mitigation Scheme) states:

No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the developer / applicant and approved in writing by the Local Planning Authority. Thereafter, the programme of work must be fully carried out in accordance with the requirements and standards of the written scheme.

In order to satisfy the requirements of the above condition, the following information has been submitted for consideration:

- Written Scheme of Investigation for an Archaeological Watching Brief

Condition 10 (Details of finished floor levels) states:

No development shall commence until details of the finished floor levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

In order to satisfy the requirements of the above condition, the following information has been submitted for consideration:

- Proposed finished yards levels (ref: 002)

In addition to the above, the planning application has been submitted via Planning Portal and is accompanied by the following:

- Covering Letter;
- Site Location Plan (ref: GDH-LLANDARCY-SITE DEVELOPMENT DRAWING);
- Planning Application Fee of £115.

It is considered the information comprehensively addresses the requirement of the conditions and therefore I look forward to confirmation of its discharge in the near future.

I trust you will find this application in order, however if I can be of any further assistance, please do not hesitate to contact me.

Yours faithfully,

A black rectangular box used to redact the signature of Glenn Lee.

Glenn Lee - Graduate Planner
Asbri Planning Ltd