

Abbey Primary School – New Drop off Area

Pre-Commencement Planning Conditions:

3 Prior to the commencement of development, a scheme of Ecological Enhancement Measures and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Ecological Enhancement Measures shall be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Plan to be submitted:

1. T47650 / PC03 : Ecological Enhancement Measures and Implementation Timetable

4 No development shall commence on site until a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historic environment shall be prepared and submitted to and approved in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

No remediation scheme is required as confirmed by the Authorities Contaminated Land Section, the Ground Investigation report and the Coal Mining Risk Assessment carried out for the proposed Drop off Area site:

- **CMRA report Section 3 - Risk Assessment and Mitigation Strategy:**
Table 1: Potential Coal Mining Legacy Issues: There is no record of previous mine gas emissions so no risk assessment was deemed necessary.
Table 2: Identified Risks and Mitigation: Low Risk, No further action at this stage is considered necessary.
- **CMRA report Section 4 - Concludes that no further action at this stage is considered necessary.**

Following removal of buried structures / foundations and treatment of any unexpected areas of contamination the site is to be graded and formed to within 600mm of finished level, thereafter a 600mm capping layer of clean 'chemically suitable' imported material is placed and compacted.

5 Prior to commencement of development, a Traffic Management Scheme shall be submitted to and approved in writing by the LPA detailing the alterations to the existing Traffic Regulation Orders fronting the development along Heol Penlan. The scheme as approved shall be implemented on site prior to the first beneficial use of the car parking facility and retained as such thereafter Reason To prevent vehicular obstruction at the site entrance and in the in interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.

Plan to be submitted:

1. T47650 / PC05 : Existing and Proposed Traffic Regulatory Orders

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6 Notwithstanding the submitted plans, a revised scheme of soft landscaping shall be submitted to and approved in writing with the local planning authority prior to commencement of development. The scheme shall include a revised tree schedule which provides information on the proposed species and the size of the nursery stock as well as specification for the ground preparation, supply, handling, planting and post planting maintenance of the trees. The landscaping works hereby approved shall be carried out during the first planting season immediately following completion of the development and all trees shall be supplied in accordance with BS3936-1: 1992 Nursery Stock and all tree planting operations carried out in accordance with BS8545:2014 Trees: from nursery to independence in the landscape. The completed scheme shall be retained as such thereafter.

Plan and Tree Planting Specification to be submitted:

- 1. T47650 / PC06 – Landscaping and Ecology Proposals**
- 2. Appendix 30/1 - Tree Planting Specification**

8 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 4 shall have been submitted to and approved in writing by the Local Planning Authority.

No remediation scheme is required as confirmed by the Authorities Contaminated Land Section, the Ground Investigation report and the Coal Mining Risk Assessment carried out for the proposed Drop off Area site: