

Date: 12th December 2023
Our Ref: S23.214

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Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TY MAWR, YNISDERW ROAD, PONTARDAWE, SWANSEA, SA8 4EG
DISCHARGE OF CONDITION 8 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN) OF PLANNING PERMISSION P2022/0515
PLANNING PORTAL REFERENCE: PP-12669662

Asbri Planning Ltd have been instructed by TAD Builders on behalf of Pobl Group to submit an application on their behalf seeking the discharge of condition 8 of planning permission P2022/0515. The permission allowed for the construction of a two-storey side extension and convert existing building to provide 12 no. self-contained flats (mix of 1 and 2 beds) including addition of solar panels on rear elevation, new access and parking arrangements.

Discharge of Condition Application

Condition 8 (Construction Environmental Management Plan) states:

"No development including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include the following information (where applicable):

- *Construction methods: details of materials, how waste generated will be managed;*
- *General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain;*
- *Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance, and mitigation measures (to include the recommendations set out in the Ecological Appraisal);*
- *Soil Management: details of topsoil strip, storage, and amelioration for re-use;*
- *CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures;*
- *Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill (adoption of sensitive lighting) and the conservation of dark skies;*
- *Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater, and energy use;*
- *Traffic Management: details of site deliveries, plant on site, wheel wash facilities;*
- *Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan;*
- *Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details; and*
- *Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations*

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

Reason: To ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction."

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

- Covering Letter;
- Site Location Plan (Scale 1:1250);
- Construction Environmental Management Plan

In addition to the above, the planning application fee of £115 has been paid direct to the Council by the applicant.

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 handwritten signature in black ink, appearing to read 'Glenn Lee', written in a cursive style.

Glenn Lee - Graduate Planner
Asbri Planning Ltd