

0346- Main Road Dyffryn Cellwen, Neath

Planning Statement -Reserved Matter Application for Outline P2023/0646

by Hickman & Smith Architects

Hickman & Smith Architects have been appointed to assist with the planning applications for the Land at Main Road Dyffryn Neath following the sites acquisition by a new owner and the appointment of new contractors. The previous contractors completed works without appropriately discharging planning conditions, leaving the new contractors in a difficult position and looking to move forward with the works by resolving all planning issues properly with the local authority. All work has been stopped on site whilst the planning issues are resolved.

The planning history for Land at Main Road Dyffryn Cellwen Neath has been complex. In 2017 an outline planning permission was approved for 6 new houses on the site. Later, in 2020 a reserved matters application was approved. Both had a number of conditions on, some of which were pre-commencement conditions.

P2012/0922- Application to demolish existing care home on the site (approved)

P2017/0025- Outline planning application for 6 new dwellings (approved with conditions)

P2020/0703- Reserved matters application (approved with conditions)

Work was commenced by the previous contractors without discharging the pre commencement conditions listed below:

Outline application P2017/0025

-Condition 6 (Requires the submission of a detailed Construction Method Statement)

Reserved matters application P2020/0703

-Condition 2 (Requires the footway to be completed along main road to base course level pre-commencement)

-Condition 5 (Requires the submission of a detailed drainage intent following a drainage assessment)

Current Applications

Section 73 Application for Outline planning permission P2023/0646

-Section 73 application to amend the wording of condition 2 (approved plan list) to change location plan drawing number, condition 6 (construction method statement) to allow construction method statement to be submitted post commencement of development and 12 (tree root protection areas) to account for findings of new tree report of outline planning application P2017/0025 determined on 15/08/2017. APPROVED 14/03/24

In order to get the applications and the work back on track a new section 73 application was submitted to vary and remove some of the conditions to allow all pre-commencement conditions to be resolved on the outline planning permission. This application has allowed conversation with the local authority on some of the conditions in the reserved matters application which has enabled the preparation of this reserved matters application.

In the meantime a SAB application has been submitted, the details of this have been approved at pre application stage and the full SAB approval is expected shortly (application S2023/0037)

It is the intention that, following the approval of the outline section 73, the SAB application and this reserved matters application that all pre-commencement conditions will have been dealt with via the proper methods. The new contractor would then look to re-open the site and commence work in accordance with the approved drawings and documents- discharging all outstanding conditions in a proper and timely manner.

A topographical survey and a levels review document has been sent to the planning officer which evidences that the works completed by the previous contractor were generally in line with the approved planning drawings submitted. This document shows that there were some errors in the levels in the existing application but that all of these were out consistently- therefore, each of the documents which have been submitted with - HSA revision in the title is the original document, but with levels corrected. This approach and the review of the levels were accepted as part of the section 73 application already submitted for the outline approval. Refer to document 0346-A-RP-001-Planning Comparison CD submitted to support the application.

List of information being submitted:

- 1.0346-A-PL-100-B-Proposed Site Plan
- 2.TMM/DC/14 - Highway cross sections Additional drawing REV B HSA REVISION
- 3.TMMDC02- Rev B Site Plan and Highways Details-HSA REVISION- Highways construction details, proposed site plan, longitudinal section through access road, existing site plan, highway layout details and street scene
- 4.TMM/DC/01 Rev A - Proposed elevations, sectional view and proposed floor plans (House type 1 - plots 1, 5, 6)
- 5.Drawing number: TMM/DC/03 Rev A - Proposed elevations, sectional view and proposed floor plans (House type 2 - plots 2,3, 4)
- 6.Main Road, Neath - FRA & Drainage Strategy - Issue 3
- 7.C001-P4 - Drainage Layout
- 8.TMMDC09 Rev B - HSA REVISION Longitudinal Section (continuation of section GG)
- 9.Drawing number: (00) 01 Rev A - Site location plan
- 10.TMM/DC/04 - existing site plan Rev A HSA REVISION
- 11.TMMDC06 - Highway cross sections AA BB- Rev B HSA REVISION
- 12.TMMDC07 - Highway cross sections CC DD - Rev B HSA REVISION
- 13.TMMDC08 - Highway cross sections EE FF - Rev B HSA REVISION
- 14.TMMDC09 - Longitudinal Section (continuation of section GG) REV B - HSA REVISION
- 15.C005 - Proposed Highways Plan - Rev P02
- 16.C006 - P1 - Proposed Road Longsections

17.D50767/AE/A - Lighting Design

18.0346-A-RP-001-Planning Comparison CD

19.0346-A-RP-001-Planning Statement

20.0346-A-RP-001-Tree Surveys Summary

21. Geotechnical and Geoenvironmental Report

22. Proposed Materials

23. 2232-S001-Retaining wall GA and Details

1205.01 Rev A_SOFT LANDSCAPE PROPOSALS

List of the reserved matters we are seeking consent for:

Conditions 1: Plans and particulars of the reserved matters relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site.

0346-A-PL-100-B-Proposed Site Plan

TMM/DC/01 Rev A - Proposed elevations, sectional view and proposed floor plans (House type 1 - plots 1, 5, 6)

Drawing number: TMM/DC/03 Rev A - Proposed elevations, sectional view and proposed floor plans (House type 2 - plots 2,3, 4)

C005 - Proposed Highways Plan - Rev P02

C006 - P1 - Proposed Road Longsections

Proposed Materials

Condition 4: Landscaping details

0346-A-PL-100-B-Proposed Site Plan

C001-P4 - Drainage Layout

1205.01 Rev A_SOFT LANDSCAPE PROPOSALS

Condition 5: finished floor, ground and ridge levels of the development

TMMDC02- Rev B Site Plan and Highways Details-HSA REVISION- Highways construction details, proposed site plan, longitudinal section through access road, existing site plan, highway layout details and street scene

Condition 6: Site investigations

Geotechnical and Geoenvironmental Report

Condition 8: Lighting Scheme

D50767/AE/A - Lighting Design

Condition 9: Sample Materials

Proposed Materials Report submitted and sample panels can be viewed on site (from previous contractors work)

Condition 10: Retaining Wall Details

2232-S001-Retaining wall GA and Details

Condition 12: Ground Works and contamination

Geotechnical and Geoenvironmental Report

Condition 14: Boundary Enclosure

0346-A-PL-100-B-Proposed Site Plan

2232-S001-Retaining wall GA and Details

Condition 15: Remediation scheme

Geotechnical and Geoenvironmental Report

Conclusion

Following the approval of this reserved matters application, the outline section 73 and confirmation of SAB approval the contractor will consider all pre-commencement conditions dealt with and will look to commence work on the site again- following all proper procedures for discharging remaining conditons.