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

Suite D  
Urban Village  
220 High Street  
Swansea  
SA1 1NW

Tel: 01792 480 535  
Fax: 02920 732 670  
[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

03 July 2024

Dear Sir/Madam,

**DISCHARGE OF CONDITIONS 4 & 5 ATTACHED TO PLANNING PERMISSION P2023/0679  
CAR PARK AT WAUN WEN, CWMAFAN, PORT TALBOT, SA12 9ED**

On behalf of our client, Mr Nicholas Richards of Neath Port Talbot County Borough Council, we write in relation to the above referenced planning conditions 4 & 5 attached to planning permission P2023/0679, for the proposed development of a single storey childcare centre (Use Class D1), including access, parking, drainage and landscaping arrangements and all associated works at car park at Waun Wen, Cwmafan, Port Talbot, SA12 9ED.

In order to discharge the aforementioned planning conditions, this application comprises the following documents:

- Completed Application Form;
- Decision Notice PL/01196;
- Construction Environmental Management Plan
- Construction Phase Plan

The full wording of the conditions is set out below.

**Condition 4 – Construction Method Statement**

*"No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:*

- The parking of vehicles of site operatives and visitors*
- Loading and unloading of plant and materials*
- Storage of plant and materials used in constructing the development*
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate*

- v. *Wheel washing facilities*
- vi. *Measures to control the emission of dust and dirt during construction via scheme for recycling/disposing of waste resulting from demolition and construction works.*

*Reason: In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1 and TR2 of the adopted Neath Port Talbot Local Development Plan."*

### **Condition 5 – Construction Environmental Management Plan**

*"No development, including site clearance, shall commence 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: -*

*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*

*General Site Management: details of the construction programme including timetable; details of site clearance; details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing; details of complaint investigation procedures.*

*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; details of dust & odour control measures and measures to control light spill.*

*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.*

*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.*

*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.*

*Reason: In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1, EN8 and TR2 of the adopted Neath Port Talbot Local Development Plan."*

Response: The submitted documentation addresses the requirements of Conditions 4 (Construction Method Statement) & 5 (CEMP). On this basis, it is considered the submission should allow for the discharge of the aforementioned planning conditions.

## **Closure**

In summary, it is considered the submitted documentation outlined above is sufficient to discharge planning condition 4 & 5. A BACS payment of £115.00 has been arranged to Neath Port Talbot County Borough Council for this discharge of condition application.

We trust the above information is helpful to your consideration of the submitted details and look forward to receiving confirmation of registration of the application in due course. In the meantime, please contact us should you require any additional information regarding the application.

Yours sincerely,

**Oliver Hanney**  
Senior Planner  
Asbri Planning Ltd