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Our reference: CSC1037

3 April 2025

Dear Sir/Madam,

Castle Retail Park, Briton Ferry Road, Neath, SA11 1AS
Discharge of Condition 4 attached to Planning Permission Ref: P2024/0249

Introduction

On behalf of our client, Lidl Great Britain Ltd, this letter is submitted to discharge condition 4 attached to planning permission ref: P2024/0249. Permission ref. P2024/0249 was granted on 28 January 2025:

"Section 73 application to vary condition 2 (Plan list) of planning application P2022/0191 determined on 17/03/2023 for the demolition of existing buildings and replacement with a Class A1 food store with associated car parking, landscaping, engineering and drainage works."

Discharge of Condition 4

Condition 4 of planning ref. P2024/0249 reads as follows:

"No development shall commence (including any demolition and site clearance), until a Demolition & Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Environmental Management Plan shall be in accordance with the requirements of British Standard BS5228-1:2009 - "Code of practice for noise and vibration control on construction and open sites". The approved Statement shall be adhered to throughout the demolition and construction phases. The Statement shall provide for:

-Construction methods: details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development and any temporary or construction lighting.

-Drainage: Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by 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.

-Control of Nuisances: Wheel washing facilities and measures to control light spill.

-Traffic Management: details of site deliveries including routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings and school opposite, there shall be no deliveries in excess of 3.5 tonnes shall access or leave the site via any route during the hours of 8am to 9.30am and 2.30pm to 4pm during school term times; details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors; scheme for the erection of temporary/semi-temporary signage warning drivers of the presence of children and speed restrictions; Measures to prevent stacking of vehicles onto the public highway; The frequency and size of vehicles used to transport the waste material arising from the demolition works;



-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 must also be signed by the responsible person.

The approved CEMP shall be adhered to and implemented throughout the construction strictly in accordance with the approved details."

Accordingly, the enclosed Construction Environmental Management Plan (Safetyform, Report No. 01 CEMP, Rev. 01) is submitted to discharge this condition. The submitted CEMP includes a waste plan in section 3.1.7. The discharge of condition 5 to address the waste management plan has been submitted in a separate application.

We trust that the above, together with the completed application form is sufficient to discharge condition 4. However, should you require any information, please do not hesitate to contact us.

Yours faithfully,

Rahma Dwimunali
Planner
CarneySweeney

Enc.

1. Construction Environmental Management Plan (Safetyform, Report No. 01 CEMP, Rev. 01)

