

DETAILS OF APPLICATION TO WHICH APPROVAL OF DETAILS REQUIRED BY CONDITION RELATES:-

App. Number:	P2023/0679
Development:	The proposed development of a single storey childcare centre (Use Class D1), including access, parking, drainage and landscaping arrangements and all associated works.

DETAILS OF CONDITIONS TO BE AGREED

This application relates to the approval of details in respect of the following conditions of the above planning permission: -

Condition 12 – 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 6 shall have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

Condition 16 - Notwithstanding the submitted details, prior to their use on site, a boundary treatment scheme indicating the positions, height, design, materials and type of boundary treatment to be erected to all boundaries and within the site shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed, as approved, prior the first beneficial use is of the building and retained as such thereafter.

Reason:

In the interest of visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

BRIEF DESCRIPTION OF SUBMITTED DETAILS

The application has been supported by the following documents;

- Proposed external finishes plan.
- Remediation strategy
- Remediation Verification Report
- Site Location Plan

CONSULTATIONS / REPRESENTATIONS

Authority Contaminated Land – Agree to discharge condition 12.

ASSESSMENT

The proposed external finishes plan details that the site would be predominately enclosed with a 1.8m high green SbD fencing, with 0.5m timber knee rail fencing to the northern boundary. 1.1m – 1.5m fencing is also proposed around the childcare unit to separate play spaces and walk ways. The proposed boundary treatments are considered to be appropriate and are acceptable.

An amended verification report has been submitted and the Authority's contaminated Land officer has been consulted. Spectrum Verification Report along with the RPW Radon Wales Report provide sufficient evidence that a suitable for use 600mm clean cover soil underlaid with a no-dig barrier has been implemented in the soft landscaped areas of the development. The water pipes have been placed in inert bedding and the gas protection membrane has been inspected and certified as correctly installed by a 3rd party inspector.

Following discussions with the Authority's Contaminated Land Team, the re-consultation response confirms that condition 12 can be agreed.

CONCLUSION

The details submitted are considered to be sufficient to agree condition 12 and 16.