

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

App. Number:	P2024/0736
Development:	Proposed construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway and drainage engineering operations to provide culverts and outfall headwall. Together with parking, access, landscaping, site drainage, plant, substations, gas store, pv panels and associated works and infrastructure.

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 5 - Prior to the commencement of any piling works on site, full details of a Piling Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall detail all piling and any other foundation designs using penetrative method options available and identify the reasons for the selection of the proposed piling method, together with any necessary mitigation measures and to demonstrate that there is no unacceptable risk to groundwater . The approved scheme of piling and foundation design shall be fully implemented on site in accordance with the approved details for the duration of any piling and foundation works that are to take place.

Reason.

In the interests of the residential amenity of the occupiers of the adjacent dwellings and to accord with policies BE1 and EN8 of the Neath Port Talbot Local Development Plan

BRIEF DESCRIPTION OF SUBMITTED DETAILS

The application has been supported by a Piling Method Statement and additional information following a request from NRW.

The application submitted also includes the Commencement of Development Notification required within condition 3 of this consent. This does not require agreement however it will be noted on the revised Decision Notice to confirm acknowledgement.

CONSULTATIONS / REPRESENTATIONS

NRW – no objections following re-consultation.

Authority Contaminated Land – no comments

Authority Noise (Environmental Health) – Appropriate piling methodology has been explored given the makeup of the ground and subsequent technical information is satisfactory to comply with Condition 5. Condition 5 may be discharged.

ASSESSMENT

The Piling Method Statement submitted sets out the preferred method of piling, with a review of the penetrative foundation options and the selection of vibro stone columns as the most commercial and geotechnically viable solution together with environmental and amenity related benefits.

The additional information provided by the applicant provides clarity on the risks to the aquifer, the hydrogeological context, the proposed ground improvement method and the assessment of pollution pathways.

The information concludes that proposed vibro stone column piling installation method is appropriate and suitable for the site and does not create a credible pathway for contaminant migration to the South Wales Middle Coal Measures Secondary A Aquifer and the risk to controlled waters is considered low and acceptable, subject to installation depths being restricted to the base of the made ground as proposed.

CONCLUSION

Agree condition 5