



## Geraint John Planning

Luke Grattarola  
E: Luke@gjplanning.co.uk  
T : 02920 105361

Geraint John Planning Ltd  
Office 16  
The Maltings  
East Tyndall Street  
Cardiff CF24 5EA  
[www.geraintjohnplanning.co.uk](http://www.geraintjohnplanning.co.uk)

18<sup>th</sup> May 2021

### **F.A.O Nicola Lake**

Neath Port Talbot County Borough Council  
The Quays  
Baglan Energy Park  
Neath  
SA11 2GG

Dear Nicola,

### **LAND SOUTH OF HEOL Y GLYN, GLYNNEATH, NEATH**

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS (CONDITION 4 – DRAINAGE SCHEME, CONDITION 8 – GHOST ISLAND, CONDITION 11 – ROAD LAYOUT SCHEME, CONDITION 17 – RETAINING WALLS, CONDITION 21 – LANDSCAPING PLAN, CONDITION 24 – HIGHWAY SURFACE WATER SCHEME, CONDITION 26 – SURFACE WATER DRAINAGE DETAILS, CONDITION 27 – CEMP, CONDITION 30 – HARD AND SOFT LANDSCAPING SCHEME, CONDITION 31 – LANDSCAPE MANAGEMENT PLAN, CONDITION 35 – BATS ROOSTING OPPORTUNITIES, CONDITION 36 – CONTAMINATION, CONDITION 37 – REMEDIATION SCHEME, CONDITION 44 – LEVELS) PURSUANT OF PLANNING PERMISSION P2020/0863 – RESIDENTIAL DEVELOPMENT**

### **Introduction**

We are instructed by the Enzo's Homes Ltd to submit an application for approval of details reserved by conditions pursuant of Planning Permission P2020/0863 for the residential development of this site to accommodate 80 dwellings and associated works.

This letter outlines the detail submitted in support of this application with reference to the following conditions:

- Planning Permission: P2020/0863 – Conditions 4, 8, 11, 17, 21, 24, 26, 27, 30, 31, 35, 36, 37 and 44.

The relevant information / documentation has been uploaded via the Planning Portal (Ref: PP-09771780 and the planning application fee of £115 has been paid electronically by debit card via the Portal.

## Summary of Submission Information

*Planning Permission: P2020/0863*

### Condition 4: Drainage Scheme

*'Adequate provision, in accordance with a scheme to be first submitted to, and approved in writing by, the Local Planning Authority, shall be made for the drainage of the land. Such scheme shall ensure that proper drainage of any adjoining land is not interrupted or otherwise adversely affected. The scheme shall be implemented prior to the occupation of each associated dwelling.*

*Reason: To ensure satisfactory drainage and to accord with policies SP16 and BE1 of the Neath Port Talbot Local Development Plan.'*

The following has been included as part of the submission:

- Proposed Drainage Layout;
- Catchment Assessment; and
- Catchment Assessment – reference drawings.

The above supporting documents outline the proposed drainage of the land including the proposed catchment areas to ensure that any of the adjoining land is not interrupted by the proposed drainage works. The Proposed Drainage Layout clearly illustrates the existing Dwr Cymru Welsh Water (DCWW) combined sewer, the proposed foul sewer within the site, the proposed surface water sewer and proposed culverted watercourse. In addition to this, the referenced drawings within the Catchment Assessment clearly highlight the external sewerage areas adjoining the site. As such, the submitted supported documentation clearly outline the proposed Drainage Scheme of the land and that no adjoining land will be interrupted or otherwise adversely affected by the drainage of the site. Therefore, this allows for the discharge of Condition 4 'Drainage Scheme'.

### Condition 8: Ghost Island Scheme

*'Prior to any further works on the construction of any dwelling, a scheme for the ghost island right turn lane shall have been submitted to the Local Planning Authority for its approval in writing. This scheme shall be accompanied by a Stage 2 RSA and shall include details of a timetable for submission of the subsequent required stage 3 & 4 audits, all in accordance with DMRB GG119, together with details of street lighting of and the approaches to the junction, anti-skid surfacing, high visibility junction signs, slow markings on the road and any other requirements highlighted by the Local Planning Authority. No dwelling shall be occupied until such time as the ghost island right turn lane has been completed in accordance with the approved scheme.*

*Reason: In the interests of highway safety and to accord with Policies TR2 and BE1 of the Neath Port Talbot Local Development Plan.'*

The following has been included as part of the submission:

- Highway Layout;
- Construction Details; and
- TRO Layout.

The Highway Layout illustrates both existing and proposed layout in relation to transport for the site at Heol Y Glyn. In particular, the layout outlines the proposed highway and footpath construction as well as the resurfacing of the highway north of the site. Furthermore, the plan highlights the street lighting of and the approaches to the junction entering the site, the anti-skid surfacing of the

highway, visibility splays and slow markings on the road in accordance with the wording of Condition 8.

The Construction Details accompanying this discharge of the condition outlines specific details relating to the Ghost Island right turn into the site. In particular, the document specifies details of the highway, footpath, landscaping, kerbs and other aspects within the site.

Finally, the TRO Layout further illustrates the street lighting of and the approaches to the junction, the anti-skid surfacing, visibility splays and slow markings on the road. The plan also outlines the proposed road sign and kerbs within the site. Furthermore, the plan illustrates the proposed road signs that will be sited along the highway to improve road safety for both pedestrians and drivers. Finally, the plan outlays that street lighting along the highway will extend to the start of the 30 mph zone.

Therefore, the submitted documentation allows for the discharge of Condition 8 'Ghost Island Right Turn'.

#### Condition 11: Road Layout Scheme

*'Prior to any further works on the construction of any dwelling a scheme in accordance with the requirements of NPTCBC guide to the layout of development roads for all internal roads at a scale 1:200 detailing :-*

- a. Longitudinal and vertical carriageway alignment*
- b. Cross sections every 20 metres.*
- c. Surface water drainage proposals.*
- d. Street lighting proposals.*
- e. Construction details*

*Shall have been submitted to and approved in writing by the Local Planning Authority. This scheme as approved shall be implemented and constructed in accordance with NPTCBC Specification for the construction of roads for adoption prior to the occupation of any dwelling.*

*Reason: In the interests of highway safety and to accord with policies TR2 and BE1 of the Neath Port Talbot Local Development Plan.'*

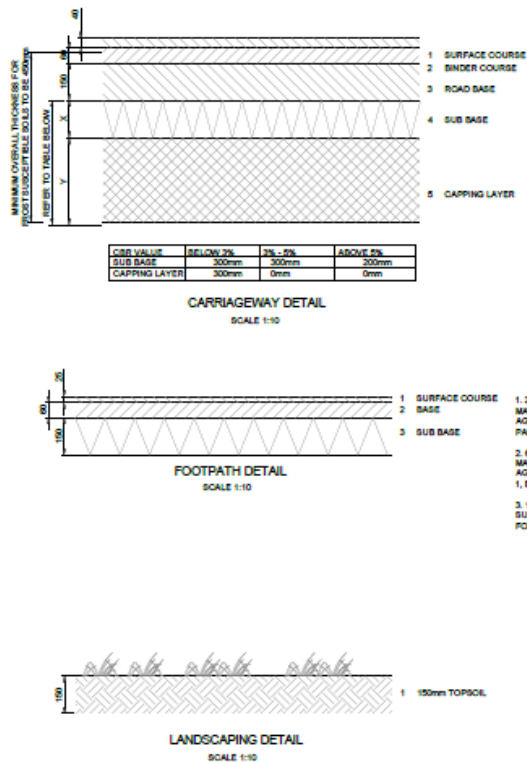
The following has been included as part of the submission:

- Proposed Highway Layout;
- Proposed Long Sections;
- Proposed Cross Sections and
- Highway Construction Details.

The submitted Proposed Highway Layout clearly illustrates the proposed internal highway network that will be adopted as part of the residential development. Within this layout, details pertaining to street lighting, kerbs, visibility splays, parking space and other associated details are shown. The layout of the internal network has been produced in consideration of the surface water drainage proposals submitted in accordance with Condition 26.

The proposed long sections details submitted as part of the condition discharge application outline the longitudinal and vertical carriageway alignment at the site for the internal roads. The proposed cross sections also show the cross sections of the site for every 20 minutes as per the conditional requirements. These long and cross sections submitted outline the difference between the existing and proposed levels and the chainage between the two.

Furthermore, the construction details of the proposed internal highway has also be submitted which clearly shows the proposed materials to be used in the construction of the proposed network. Information relating to the footpaths, vehicle crossovers, kerbs and dropped kerbs, concrete edgings, landscaping, block paving and other associated materials.



Example of Construction Details

Overall, the submitted information in support of condition 11 fulfils the requirements to allow its discharge as discussed above.

### Condition 17 – Retaining Walls

*'Prior to the construction of any retaining walls that do not form part of a building, full details of all such proposed retaining walls shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, extent of the proposed wall, the height with any variation across the length of the wall, structural calculations, materials and typical cross-sections through the walls. The proposed development shall be implemented in accordance with the approved details.'*

*Reason: In the interests of safety and amenity and to accord with policy BE1 of the Neath Port Talbot Local Development Plan.'*

The following has been included as part of the submission:

- Retaining Wall Layout; and
- Retaining Wall Sections.

In accordance with the conditional requirements of Condition 17, a Retaining Wall Layout plan has been submitted detailing the location of the proposed retained walls as part of the residential

development as well as the extent and height of the retained walls. The Layout clearly illustrates that proposed retained structures and defines the height of the walls to be retained within the site.

In terms of the structural calculations, materials and cross-sections of the walls, the Retail Wall Sections document submitted in support of this discharge of condition outlines these aforementioned details. The document specifies that the retained walls will be made of brickwork which will be tied to concrete blocks and supported by a concrete foundation reinforced with one layer of mesh top and bottom. It is proposed that no fencing / guarding is to be fixed to the top of the retained walls.

Overall, it is considered that the submitted documentation fulfils the requirements of the condition and allows for its discharge.

#### Condition 21 – Landscaping Levels and Boundary Treatment and Retaining Walls

*'Notwithstanding the submitted Pre-application Tree Survey and Assessment of Heol Y Glyn by TDA dated May 2020 ref TDA/2549/TS&A/RhC/05.20 and Tree Constraints Plan for Heol Y Glyn by TDA dated May 2020 ref TDA/2549/TCP/RhC/05.20, no further trees along or adjacent to the northern boundary of the site with Heol Y Glyn shall be removed and no further works on the construction of any dwelling until such time as full landscaping and associated levels / boundary treatment and retaining wall details have been provided, together with the details of replacement planting under the landscaping condition 30, which shall seek to retain as far as practicable any individual trees or trees within woodland area W1. Thereafter, all approved works shall be carried out in accordance with BS 5837: 2012 - Design, Demolition and Construction and BS3998:2010 - Tree Work - Recommendations.*

*'Reason In the interest of visual amenity and to accord with policy BE1 of the Neath Port Talbot Local Development Plan.'*

The following has been included as part of the submission:

- Detailed Soft Landscape Proposals

The Detailed Soft Landscape Proposals outline the existing trees within the site that will be removed and retained. The existing Ash trees along the northern boundary are suffering from Ash-dieback, therefore they need to be removed. It is proposed that they will be replaced tree for tree and will be native and ornamental trees. The proposals also illustrate the proposed hedgerows, shrub planting, grass areas and wildflower seeding within the site. Therefore, the submitted documentation allows for the discharge of Condition 21.

#### Condition 24 – Highway Surface Water Scheme

*'Prior to work commencing on the culverting of the existing watercourse full details of a scheme to ensure that access arrangements for maintenance to the existing highway surface water drains identified on drg. no 100 rev P3 within plot 35 shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include all necessary easements required to enable access. The development shall be constructed in accordance with the approved details and shall be retained as such thereafter.*

*'Reason: To ensure that access for maintenance purposes are secured to this important highway drainage apparatus and to accord with policies SP16, TR2 and BE1 of the Neath Port Talbot Local Development Plan.'*

The following has been included as part of the submission:

- Existing Watercourse Long Sections.

As outlined above, the existing watercourse long sections have been submitted in support of the discharge of Condition 24 which highlights the access arrangements for maintenance to the existing highway surface drains. The submitted plan also depicts the existing ditches located within the site in addition to the existing levels of the site. It is considered that the submitted sections plan allows for the discharge of Condition 24.

#### Condition 26 – Surface Water Drainage Details

*'Prior to any further works on the construction of any dwelling full additional details of the surface water drainage proposals identified on drg no 100 rev P3 shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall include as a minimum the following details:*

- Long sections to include pipe sizes and gradients.
- Manhole schedule.
- Attenuation Tanks and the specification.
- Gully type and locations.

*The development shall be constructed in accordance with the approved details and shall be retained as such thereafter.*

*Reason: To ensure the provision of adequate surface water drainage facilities to serve the development and to accord with policies TR2 and BE1 of the Neath Port Talbot Local Development Plan.'*

The following has been included as part of the submission:

- Culvert Sections.

In order to comply with the conditional requirements, set out above, a plan depicting the Culvert Sections has been submitted outlining the full additional details of the surface water drainage proposals. The submitted plan illustrates the proposed piled foundations and ground beam details to be used in the surface water drainage of the site and how the surface water will be drained from the site appropriately. As such, the submitted plan accords with the wording of the Condition 26 above and allows for its discharge.

#### Condition 27 – CEMP

*'Notwithstanding the submitted Construction Environmental Management Plan (CEMP), no further development, including the removal of any stockpile material shall commence until such time as an amended CEMP has been submitted to and approved in writing by the local planning authority. Such CEMP shall include full details of the site's construction compound, and incorporate all measures necessary across the site to protect the existing watercourse. The approved CEMP shall thereafter be fully implemented and complied with on site for the duration of the construction works.*

*Reason: To ensure adequate measures are implemented on site to protect the amenity of the area and the existing watercourse and to accord with Policies SP16, TR2 and BE1 of the Neath Port Talbot Local Development Plan.'*

The following has been included as part of the submission:

- Construction Environmental Management Plan (CEMP)

The CEMP has been carefully considered and approached carefully to account for the removal of the spoil heap in the first instance and further phases of works. For completeness refer to the CEMP directly, but the CEMP accounts for the following information:

1	Introduction .....	3
1.2	Project Summary and Phasing .....	3
1.3	Purpose of this Document .....	3
1.4	Roles and Responsibilities.....	3
1.5	Site Induction .....	4
1.6	Consultation and Communication .....	4
1.7	Environmental Impacts and Mitigation .....	5
2.1	Scope and Objectives .....	5
3.1	Definitions & Potential Pollution Sources .....	5
3.2	Site Specific Pollution Prevention Measures .....	6
3.3	Pollution Prevention Measures .....	7
3.4	Water Environment .....	7
3.5	Construction Site Run Off .....	8
3.6	Dust & Air Quality .....	8
3.7	Concrete Pollution Prevention Measures .....	9
3.8	Concrete Wash Out .....	9
3.9	Noise and Vibration Pollution .....	9
3.10	Hazardous Substances.....	10
3.11	Emergency Response .....	10
3.12	Contaminated Ground: Spoil Heap Disposal Measures .....	10
3.13	Construction Waste.....	11
4.1	Monitoring .....	11
4.2	Training .....	12
5.1	Boundaries & Site Fencing .....	12
5.2	Site Accommodation .....	12
5.3	Controlling Personnel Access onto Construction Site.....	12
5.4	Off Site Activities and Traffic Management .....	12
5.5	Contractor Car Parking Proposals .....	13
6.1	Environmental Impacts .....	13
7.1	Ecology .....	14

As such, it is considered that the submitted CEMP allows for the discharge of Condition 27.

#### Condition 30 – Hard and Soft Landscaping Scheme

*'Prior to the occupation of the first approved dwelling on site, and notwithstanding any submitted details to date, full details of a hard and soft landscaping scheme for the development shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall incorporate details of all trees to be retained (wherever practicable under condition 21) and shall contain a majority of native and/or wildlife friendly species and shall include the recommendation of section 5.10.3 of the I&G Ecological Appraisal Report: Land off Intervally Road, Glynneath (March 2020), to include hedgerows should be incorporated into the landscaping, of native species only. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.*

*Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection,*



*creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.'*

The following has been included as part of the submission:

- Detailed Soft Landscape Proposals

The Detailed Soft Landscape Proposals also discharge Condition 30 of planning permission ref: P2020/0195. As discussed above, the proposals outline the trees that will be retained and removed in order to protect the visual amenity of the area and to maintain the special qualities of the landscape. In particular, the Landscape Proposals illustrate how the development will protect, create and enhance links between sites and their protection for amenity, landscape and biodiversity value. Subsequently, the submitted documentation fulfils the requirements of the Condition and allows for its discharge.

#### Condition 31 – Landscape Management Plan

*'Prior to the first occupation of any dwelling hereby approved, a landscape management plan, including management responsibilities and maintenance, for all landscaped areas other than privately owned domestic gardens, shall have been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented and adhered to in accordance with the approved details thereafter.'*

*Reason: In the interest of visual amenity, and to ensure the long term management and maintenance of all landscaped areas that lie outside of the curtilage of individual properties, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.'*

The following has been included as part of the submission:

- Landscape Specification & Management Plan

The Landscape Specification & Management Plan that accompanies the submission for the discharge of Condition 31 outlines the management responsibilities and maintenance for all landscaped areas within the site with the exception of privately owned domestic gardens. The soft landscape works will be implemented during the first planting season post practical completion. In terms of the Management Plan, it is outlined that all planted areas are to be maintained in a weed free condition and any newly planted trees or shrubs which die, or are destroyed, within 5 years of practical season will be replaced with plants of the same species within the appropriate season. Therefore, the submitted Plan enables the discharge of Condition 31.

#### Condition 35 – Roosting Opportunities

*'Prior to the first occupation of any dwelling hereby approved, a landscape management plan, including management responsibilities and maintenance, for all landscaped areas other than privately owned domestic gardens, shall have been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented and adhered to in accordance with the approved details thereafter.'*

*Reason: In the interest of visual amenity, and to ensure the long term management and maintenance of all landscaped areas that lie outside of the curtilage of individual properties, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.'*

The following has been included as part of the submission:



- Bat Enhancement Plan

A Bat Enhancement Plan has been included as part of the submission which outlines the measures which will be implemented within the site for the enhancement of bats. Provided overleaf are images of the type of bat boxes that will be located within the site for the bat enhancements. Also, a plan is provided within the Enhancement Plan shows the location of these bat boxes.



*Proposed Bat Boxes within Site*

The bat boxes shown above will provide roosting opportunities for bats within the site and the implementation of different types of boxes will enhance the opportunities for bats. Overall, it is considered that the submitted Bat Enhancement Plan allows for the discharge of Condition 35.

#### Condition 36 – Contamination

*'Notwithstanding the submitted details, no further development shall commence on site, excluding the removal of any stockpiled material, until an assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) 'Investigation of Potentially Contaminated Sites Code of Practice' and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:*

- i. a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;*
- ii. an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;*
- iii. an assessment of the potential risks to:*
  - human health,*
  - groundwater and surface waters*
  - adjoining land,*
  - property (existing or proposed) including buildings, crops, / livestock, pets, woodland and service lines and pipes,*
  - ecological systems,*
  - archaeological sites and ancient monuments; and*
  - any other receptors identified at (i)*
- iv. an appraisal of remedial options, and justification for the preferred remedial option(s).*

*Documentation including any waste transfer notes and any regulatory correspondence in line with UK Waste Legislation must be provided as part of the reporting to demonstrate the safe and proper removal of the spoil heap as identified on plan ref. 'SK01-Existing Site Spoil Heap Volume'.*

*Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.'*

The following has been included as part of the submission:

- Soil Chemical Testing and Gas Monitoring Phase 1.

Given the position reached in terms of the site (i.e. being on-hold), continued gas monitoring and contamination assessments have continued. The interim findings of the assessment are provided, but in short there is no significant contamination found at the site. The site is made of 'made ground' in a lot of areas and this material is inert.

The next steps are to discuss a material management plan with the LPA's Contamination Officer – we'd wish to do this as part of this discharge of condition application.

#### Condition 37 – Remediation Scheme

*'No further development, excluding the removal of any stockpiled material, shall commence on site until a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historic environment shall be prepared and submitted to and approved in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.'*

*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.'*

The following has been included as part of the submission:

- Soil Chemical Testing and Gas Monitoring Phase 1.

As forementioned above, the interim findings of the assessment of contamination at the site outline that there is no significant contamination found at the site. Therefore, and as mentioned above, a material management plan will be discussed with the LPA's Contamination Officer – which we'd wish to do this as part of the discharge of this application.

#### Condition 44 – Levels

*'Notwithstanding the submitted drawings, prior to the start of construction works on any dwellings, full details of the ground levels, sections and cross-sections, and retaining works to demonstrate the relationship between for plots 65 and 80 and plot 76 and the terrace row of plots 72 through to 75, shall be submitted to and approved in writing by the local planning authority. The approved development shall be constructed in accordance with the approved details.'*

*Reason: In the interests of visual and residential amenity and to accord with Policy BE1 of the Neath Port Talbot Local Development Plan.'*

The following has been included as part of the submission:

- Proposed Layout Levels.

The Proposed Layout Levels plan submitted as part of the application illustrates the proposed contour intervals at 1 metre and 5 metre within the site in addition to the proposed ground levels as a result of the residential development. The plan also highlights the aforementioned proposed retaining structures within the site at different heights. As such, the information submitted allows for the discharge of Condition 44.

### Submitted Documents

Condition	Plans Submitted
4 – Drainage Scheme	<ul style="list-style-type: none"> <li>Proposed Drainage Layout</li> <li>Catchment Assessment</li> <li>Catchment Assessment – reference drawings</li> </ul>
8 – Ghost Island	<ul style="list-style-type: none"> <li>Highway Layout</li> <li>Construction Details</li> <li>TRO Layout</li> </ul>
11 – Road Layout Scheme	<ul style="list-style-type: none"> <li>Proposed Highway Layout</li> <li>Proposed Long Sections</li> <li>Proposed Cross Sections</li> <li>Highway Construction Details</li> </ul>
17 – Retaining Walls	<ul style="list-style-type: none"> <li>Retaining Wall Layout</li> <li>Retaining Wall Sections</li> </ul>
21 – Landscaping Plan	<ul style="list-style-type: none"> <li>Detailed Soft Landscape Proposals</li> </ul>
24 – Highway Surface Water Scheme	<ul style="list-style-type: none"> <li>Existing Watercourse Long Sections</li> </ul>
26 – Surface Water Drainage Details	<ul style="list-style-type: none"> <li>Culvert Sections</li> </ul>
27 - CEMP	<ul style="list-style-type: none"> <li>Construction Environmental Management Plan (CEMP)</li> </ul>
30 – Hard and Soft Landscaping Scheme	<ul style="list-style-type: none"> <li>Detailed Soft Landscape Proposals</li> </ul>
31 – Landscape Management Plan	<ul style="list-style-type: none"> <li>Landscape Specification &amp; Management Plan</li> </ul>
35 – Bats Roosting Opportunities	<ul style="list-style-type: none"> <li>Bat Enhancement Plan</li> </ul>
36 – Contamination	<ul style="list-style-type: none"> <li>Soil Chemical Testing and Gas Monitoring Phase 1</li> </ul>
37 – Remediation Scheme	<ul style="list-style-type: none"> <li>Soil Chemical Testing and Gas Monitoring Phase 1</li> </ul>
44 - Levels	<ul style="list-style-type: none"> <li>Proposed Layout Levels</li> </ul>

### Conclusion

It is considered that the information provided above and in the referenced documents enables the discharge of the conditions referenced for planning permission ref. P2020/0863 for the site in question.

In light of the above, and the enclosed, we trust that this is all sufficient and understandable at this stage and look forward to hearing from you as soon as possible with such confirmation. Should however you have any queries or require anything further then please do not hesitate to contact me.

Yours sincerely,



**Luke Grattarola**  
Associate  
Geraint John Planning Ltd.