

Update Sheet

Item	App. No.	Site Location	Officer Rec.
1	2021/2718/S73	<p>Former Cefn Gorwydd Colliery, Gorwydd Road, Gowerton, Swansea, SA4 3AN</p> <p>Replace Condition 2 with the following updated version of Condition 2;</p> <p>The development shall be completed in accordance with the details approved in the following drawings (approved under Discharge of Condition application 2021/2774/DOC);</p> <p>CS-20089-MSDT-O01-C0 - STANDARD DETAILS TIMBER FRAME WINDOW / DOOR HEADS & CILLS BRICKWORK CS-20089-MSDT-O02-C0 - STANDARD DETAILS TIMBER FRAME WINDOW / DOOR HEADS & CILLS CLADDING CS-20089-MSDT-R07-C0 - STANDARD DETAILS TIMBER FRAME LH/RH DRY VERGE BRICKWORK. CS-20089-MSDT-R08-C0 - STANDARD DETAILS TIMBER FRAME LH/RH DRY VERGE CLADDING. Received 20 December 2021</p> <p>CS-20082-MA-01-PL4 - PHASE 2 - MATERIALS LAYOUT CS-20082-MA-02-PL4 - PHASE 1 - MATERIALS LAYOUT Received 24th January 2022</p> <p>Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area.</p>	Approve
2	2021/2219/FUL	40 Woodfield Street, Morrison, Swansea, SA6 8AB	Refuse
3	2021/1431/FUL	Unit 11 Swansea Truck Centre, St Davids Road, Swansea Enterprise Park, Swansea, SA6 8QL	Approve

Late correspondence has been received from the Council's Pollution Control department

requesting the full suite of contamination conditions given its location within the Enterprise Zone and former contamination legacy. In addition, they have requested full details of the biomass boiler are secured via condition. With the exception of the requested conditions regarding imported soils and aggregates, which are not considered necessary or reasonable as they are covered by other statutory regimes, it is considered reasonable and necessary to attach the following 4 conditions:

4. Prior to the commencement of development, details of the following phased scheme shall be submitted to and approved in writing by the Local Planning Authority unless written confirmation is provided by the Local Planning Authority that Phase 2 and/ or Phase 3 reports are not required.

The phased scheme shall comprise of progressively more detailed reports, detailing measures to be undertaken in order to investigate the presence of land contamination, including relevant gas, vapour and, where appropriate, radiation related risks, at the proposed site.

Where the initial investigations indicate the presence of such contamination, including the presence of relevant gas/vapour and/or radioactivity, subsequent reports shall include:

- o a list of potential receptors
- o an assessment of the extent of the contamination
- o an assessment of the potential risks
- o an appraisal of remedial options, and proposal for the preferred remedial option(s).

Phase 1 report: Desk Top Study: this shall:

- Provide information as to site history, setting, current and proposed use.
- Include a conceptual site model to establish any potentially significant pollutant linkages in the source-pathway receptor human health and environmental risk assessment.
- Identify if further investigation or remediation is required.

In the event that the Local Planning Authority is then of the opinion that further investigation/ information is required the

applicant shall submit a detailed site investigation (Phase 2) report to the Local Planning Authority, viz:

Phase 2: Detailed Investigation: this shall:

- Provide detailed site-specific information on substances in or on the ground, geology, and surface/groundwater.**
- Provide for a more detailed investigation (Human Health Risk Assessment) of the site in order to confirm presence or absence of, and to quantify, those potentially significant source-pathway-receptor pollutant linkages identified in Phase 1.**

In the event that the need for remediation is identified the applicant shall submit a subsequent detailed (Phase 3) report to the Local Planning Authority, viz:

Phase 3: Remediation Strategy Options Appraisal: this shall:

- Indicate all measures to be taken to reduce the environmental and human health risks identified in Phase 1 and Phase 2 to an acceptable level, in a managed and documented manner, to best practice and current technical guidance.**

Reason: To ensure that the safety of future occupiers is not prejudiced.

5. Prior to the first beneficial occupation of the development hereby approved a verification report demonstrating completion of the works set out in the approved remediation strategy, if required by Condition 4 of this permission, and the effectiveness of the remediation shall be submitted to, and approved in writing by, the Local Planning Authority. The report shall include the results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall include any plan [a "long term monitoring and maintenance plan"] for long term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To ensure that the safety of future

occupiers is not prejudiced.

6. If, during the course of development, contamination not previously identified is found to be present at the site no further development [unless previously agreed in writing with the Local Planning Authority] shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a detailed strategy for dealing with said contamination.

Reason: To ensure that the safety of future occupiers is not prejudiced.

7. Prior to the installation of the external flue, full technical details including management and maintenance details of the flue shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be fully installed prior to its use being commenced and shall be operated thereafter in accordance with the approved details for the lifetime of the development.

Reason: In the interests of neighbouring amenity and to ensure the flue is managed and maintained appropriately.

4	2018/1683/FUL	Hengoed Park Care Home , Cefn Hengoed Road, Winch Wen, Swansea, SA1 7LQ	Refuse
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The Council's Ecologist has completed a test of Likely Significant Effect and a subsequent Appropriate Assessment (a Habitats Regulations Assessment) given the proximity of the Crymlyn Bog Special Area of Conservation (SAC).

The assessment concludes that the proposed development is unlikely to have a significant effect on Crymlyn Bog SAC as the proposal is not likely to undermine the site's conservation objectives, provided the submitted CEMP and drainage strategy are implemented and adhered to throughout all project phases.

In addition, the application has been screened and it has been determined that the development does not require an Environmental Impact Assessment given its nature and scale.

There is an error on P93 of the report and the last sentence of the first paragraph should have been deleted (Renewable and Low Carbon Energy). The lack of an Energy Statement does not form a reason for refusal.

5	2021/1571/S73	41A Beaufort Avenue, Llangland, Swansea, SA3 4PB	Approve
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