



f.a.o. Mr Ben Herrington
C2J Architects & Town Planners

(Via email: ben.herrington@c2jplanners.co.uk)

Dyddiad/Date: 19.07.2024

Ein Cyf / Our ref: P/24/0048

Eich Cyf / Your ref:

Gofynnwch am / Please ask for: David Cross

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Dear Mr Herrington

RE: Discharge of Conditions 4 (Retaining Works), 5 (Slope Stability), 6 (Remediation Scheme), 9 (Historic Mitigation), 13 (Footpath Widening) of Planning Permission P/23/0197 relating to a residential development.

I write in regards to the above mentioned application and the supporting information provided, which includes a Site Slope Stability Assessment, Written Scheme of Historic Environment Mitigation and a series of technical drawings of the typical retaining works, embankment profiles and footpath widening works.

Conditions 4, 5 and 6:

A Site Slope Stability Assessment, prepared by Integral Geotechnique (Wales) Ltd, is supported by a series of plans including section details to illustrate the proposed profile of the land. It is noted that there would be considerable changes to the levels of the embankment to regrade the profile of the slopes to a maximum of 1 in 2.5 in line with the stability report. Additionally, geotextiles pocket membranes would be used to ensure any topsoil does not slump down the slopes and assists with establishing grassland to bind the surface. Our engineers have reviewed the information provided and have raised no concerns.

Drawings have been provided setting out the typical design for any retaining walls within the site up to a height of 1.2m. These retaining walls would have a brickwork finish (to be agreed still as part of the wider boundary details) with brickwork on edge coping. Our engineers have reviewed the information provided in relation to the slope and have raised no concerns.

In regards to condition 6, there are no details required to be discharge at this stage unless during the course of the development there are unexpected land stability issues found that were not previously identified in the Slope Stability assessment.

Condition 9:

The updated Written Scheme of Historic Environment Mitigation prepared by Cardiff Archaeological Consultants (Dated April 2024) has been reviewed by the Glamorgan Gwent Archaeological Trust and is deemed to be acceptable.

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Condition 13:

As illustrated on the submitted Site Plan (Dwg No. S.7810-P-L01) a section of the footpath along the boundary of the site that adjoins Swansea Road would be suitably widened to accommodate pedestrians and cyclists that link to the active travel route on the opposite side of the road. This has been reviewed by our Engineers and is deemed to be acceptable. Further details of its construction design would need to be resolved as part of any separate highway agreements and its adoption.

Accordingly, the requirements of conditions 4, 5, 9 and 13 of planning permission P/23/0197 can now be discharged, subject to the works being completed in accordance with the approved details. I have enclosed an updated planning permission, which reflect this decision.

Yours sincerely



JUDITH JONES
DIRECTOR OF NEIGHBOURHOOD SERVICES



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