

Pat Krawczyk

From: General Planning Enquiries
Sent: 08 March 2021 11:51
To: Pat Krawczyk; Michelle Hendry
Subject: FW: 772_Avenue House Surgery, 109 Saltergate, Chesterfield
Attachments: 727.01 Design Drawing - Ground Floor.pdf; 24.01.18 Saltergate ARB Report.pdf; 727.06 Design Drawing - Wrought Iron Gates.pdf; 727.03 Design Drawing - Site Plan.pdf; 727 - Design and Access Statement.pdf; CHE1800473FUL Avenue House Surgery, Saltergate.docx

From: Helen Frith <Helen.Frith@Chesterfield.gov.uk>
Sent: 05 March 2021 10:12
To: General Planning Enquiries <Planning@Chesterfield.gov.uk>
Subject: FW: 772_Avenue House Surgery, 109 Saltergate, Chesterfield

Hi,

Please set up in uniform as application for condition discharge

Thanks
Helen

From: Simon Gratton <[REDACTED]>
Sent: 05 March 2021 09:51
To: Helen Frith <Helen.Frith@Chesterfield.gov.uk>
Subject: 772_Avenue House Surgery, 109 Saltergate, Chesterfield

Dear Helen,

Further to our conversation we formally submit the following information as an Application to Discharge Planning Conditions associated with the following Approvals:

1. CHE/18/00473/FUL – Pharmacy Extension
2. CHE/20/00431/FUL - 3no. Consulting Rooms

1. CHE/18/00473/FUL – Pharmacy Extension (No Pre-Commencement Conditions)

i) Condition 3 – Materials

All as per the approved drawings and Design & Access Statement.
Brickwork from the demolition of the boundary brick wall has been cleaned and laid on pallets on-site.
This brickwork will be re-laid as part of the boundary wall.
A sample of the Birchover stone will be provided before order (a sample was provided to you previously when we undertook the main project – the stone is to match)

ii) Condition 5 – Soft Landscaping

Prior to the Application a meeting (see Design & Access Statement Item: 7.012) was held on site between Dr PJ Flann and Janette Moran of the practice; Paul Staniforth, Sarah Kay and Steve Perry of Chesterfield Borough Council and myself to discuss the proposals.
Reference approved drawing 727.01, Design and Access Statement attached and comments from Steve Perry (2018) – Arboriculturalist, attached.

The removal of trees was agreed and the site cleared in 2019. Low level shrubbery exists still and the frontage is laid to lawn.

During our site meeting together, Steve Perry asked for a feature tree species *Acer Griseum* positioned centrally to the gate and the existing *Acer Griseum* as mitigation.

This is noted on the approved drawing attached 727.01 and the Design & Access Statement Item: 7.012. The silver birch is to be retained and protected in accordance with the recommendations of the attached John Booth Arboricultural Report submitted as part of the Application.

iii) Condition 6 – Hard Landscaping

Details of hard landscaping were provided in full within the set of information and drawings submitted as part of the Application.

This included our drawing 727.06 of 1/20 and 1/10 details of boundary treatment comprising of wrought iron work and the front wall. There is no change from the drawings submitted in 2018.

Following the removal of the existing steps and ramp arrangement the front pathway will be laid in a buff resin aggregate. The car park is tarmacadam.

2. CHE/20/00431/FUL - 3no. Consulting Rooms (Pre-Commencement)

i) Condition 3 – Contract

The works relating to both of the above Approvals are to be carried out as part of the same building project under the terms of a Joint Contracts Tribunal (JCT) Standard Building Contract with Quantities 2016.

This document is currently with the parties of the Contract for signature and must be signed before works can commence.

As agreed with yourself, a copy of the signature page will be provided to you prior to the commencement of the building works as confirmation for your records.

ii) Condition 4 – Tree Protection

We refer to the John Booth Arboricultural Report submitted as part of the Application.

iii) Condition 5 – Landscaping

The project concerning CHE/20/00431/FUL is now joined with the project concerning CHE/18/00473/FUL.

In view of this we refer to the above statements relating to Condition 5 and Condition 6 of CHE/18/00473/FUL.

We trust we have interpreted your requirements correctly.

Should you have any queries or require any further information do not hesitate to contact us.

We have advised Janette Moran to contact Janet at Chesterfield Borough Council on 01246 345811 to make the payment of £116.00.

Kind regards,

Simon Paul Gratton
Architect RIBA CA

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IMPORTANT NOTE:

DUE TO THE RESTRICTIONS IMPOSED BY HMG RELATING TO THE CORONAVIRUS PANDEMIC PLEASE ALLOW ADDITIONAL TIME FOR OUR RESPONSE. FACE TO FACE MEETINGS AND SITE VISITS WILL ONLY BE MADE WHERE ABSOLUTELY NECESSARY AND WILL BE IN ACCORDANCE WITH GUIDANCES, UNTIL ADVISED DIFFERENTLY BY HMG.

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Thank you.