

Our ref:NP12201

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Date: 14 June 2021

Planning Department
Southwark Council
160 Tooley St
London
SE1 2QH

FAO Abbie McGovern,

Application for the discharge of Conditions 3, 4 and 5 of planning application 20/AP/2581 at Peter Hills With St Marys And St Pauls Primary School Beatson Walk London Southwark SE16 5ED

On behalf of our client, Mr Richard Farr, we hereby submit a formal discharge of conditions application regarding conditions 3, 4 and 5 of planning permission ref 20/AP/2581, at the above site. In addition to this covering letter, our application comprises the following documents:

- Completed application forms;
- Surface Water Drainage Strategy;
- BS5837 Arboricultural Report, Arboricultural Impact Statement and Method Statement;
- Tree Constraints Plan/Tree Protection Plan;
- Discharge of planning condition 3 & 4 – support document;
- Surface Layout Plan;
- Existing and proposed MUGA pitch cross sections; and
- A fee of £1116 to be paid under separate cover.

The Conditions to be discharged by this application are as follows:

Condition 3:

No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating the Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, dimensions, depth and location of attenuation units and details of flow control measures. The specific SuDS type, arrangement and material should be given in line with the proposed strategy dependant on any necessary site investigations. The strategy should achieve a reduction in surface water runoff rates to 1l/s, as detailed in the Flood Risk Assessment document Draft V1.0 prepared and authorised by Ambient Environmental Assessment (on the 30/07/2020 with Reference Number: 5581). The applicant must confirm that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

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Condition 4:

Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Conditions 5:

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Discharge of Conditions

Condition 3 is addressed by the Surface Water Drainage Strategy; Condition 4 is addressed by the Arboricultural Report, Arboricultural Impact Statement and Method Statement as well as the Tree Constraints and Tree Protection Plan. Condition 5 is addressed by the Surface Layout Plan which details the physical appearance of the site and immediate surrounds.

We believe the accompanying reports and plans will be sufficient to discharge all pre-commencement conditions concerned; please do not hesitate to contact me if there are any further questions or concerns.

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Yours sincerely,
for RPS Consulting Services Ltd

Edward Nabbs

Consultant

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