

Job Ref: 6835

CLEARANCE OF
CONDITIONS
APPLICATION FOR REF:
WP/20/00141/FUL

Development Site

at

Parkwell Motors, 35A
Irthlingborough Road, Finedon,
Wellingborough

for

Fernbrook

Ref: 6835-010301-210618:SW:SW
June 2021



**PROPOSED DEVELOPMENT SITE
AT PARKWELL MOTORS 35A IRTHLINGBOROUGH ROAD FINEDON**

This document forms the remaining part of a Clearance of Conditions application in relation to Approval ref: WP/20/00141/FUL. The conditions on the Approval are reviewed below, using the same notation, and those which we put forward for clearance are **in bold**:

1. Development to be begun within three years of approval date i.e. 13 August 2023- noted.
2. Approved drawings list- noted.
3. External materials. Addressed under previous cover.
4. External lighting. Addressed under previous cover.
- 5. Hard & soft landscape scheme to be provided before proceeding past slab level. A full hard and soft landscape scheme including planting scheme, boundary treatments and internal division fences accompanies this document. The requirement to maintain the soft landscape planting for five years following completion is noted.**
- 6. Boundary treatments. As noted in (5) above, details of boundary and internal division fencing accompanies this document.**
7. Parking / driveways / cycle & bin storage to be completed prior to occupation- noted.
8. Noise levels. Addressed under previous cover.
9. Demolition and Construction Management Plan. Addressed under previous cover.
10. Air Quality. Addressed under previous cover.
11. Extract ventilation scheme- units 2 & 3. Full details of the extraction systems including odour control, noise levels, appearance and finish will be provided by the retail tenants in respect of this condition- we note the link with Condition (8) above.
12. Approved scheme of remediation. Addressed under previous cover.
13. Security Measures. Addressed under previous cover.
14. No hard-standing areas to be constructed until approved surface water strategy is implemented- noted.
15. Retail unit opening hours noted: Mon-Sun 0700-2300.
16. Limiting hours for works audible beyond the boundary noted: Mon-Fri 0800-1800, Sat 0830-1330, Sun / Bank Holidays- No working. This is also written into the Fernbrook Builders DCMP document in response to condition (9).
17. No delivery vehicles accessing site or plant to be operated within the site outside specified hours- we assume this condition refers to the hours in Condition (16) above, and not condition (10) as no hours are listed in the latter.
18. Water usage to be limited to 105 litres per person per day as assessed under Approved Document G of Building Regulations- noted. Further information / calculation results to be forwarded when available.
19. Dwellings to be constructed to meet Category 2 (accessible and adaptable) as defined under Approved Document M- noted. Further information to confirm this to be forwarded when available.
20. Obscure glazing (level 3 Pilkington or similar) to En-Suite window of plot 8 on side elevation- noted.

21. Requirement for hard bound surfacing to first 5.0m of driveways to ensure loose material does not carry onto Highway- noted. The retail and residential access points are proposed to be formed in tarmac construction, which will be confirmed on Farrow Walsh detailed setting out for the external levels and surfacing.
22. Positive means of drainage to avoid storm water discharging onto Highway- noted. This will be confirmed on the detailed hard & soft landscape layout and in coordination with the Farrow Walsh Consulting Structural Engineers drawing package for the drainage / levels / surfacing, as required.
23. Pedestrian Visibility Splays to residential access- noted. Again, to be confirmed on Farrow Walsh detailed setting out for the external levels and surfacing.

Retail Units

Unit 1
Class A1 (food retail) @
325m²

Unit 2
Class A1/A3/A5 @
93.5m²

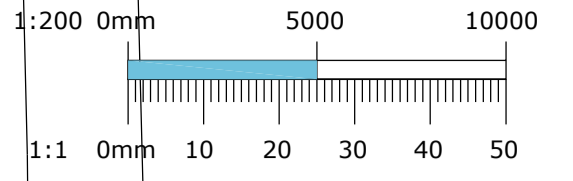
Unit 3
Class A1/A3/A5 @
93.5m²

Unit 4
Class A1 @
88m²

Residential units
Plots 4-7
3-bed 4-person 2 storey
@ 98.1m²

Plot 8
3-bed 6 person 2 storey
@ 125.1m²

Appearance:
Facing brickwork and
concrete tiled pitched
roof.
UPVC windows & doors



KEY

- Grass
- Planting
- Footpath
- Tarmac
- Block paving
- Paving slabs

Rev F	10/06/21	Updated to End Users requirements	SGW
Rev E	27/05/21	Updated to End Users requirements	SGW
Rev D	25/05/21	Updated to End Users requirements	SGW
Rev C	21/05/21	Updated to End Users requirements	SGW
Rev B	27/04/21	General Update	SGW
Rev A	11/02/21	Unit 4 Added & General Update	SGW



issued for: **PLANNING**

project: **Proposed Development at Parkwell Motors, Finedon**

drawing: **Proposed Site Plan**

project number: **6835**

drawing number: **PL03**

north:

revision: **F**

sursham tompkins est 1961

architectural services & project management

■ cottage farm ■ sywell ■ northampton ■ NN6 0BJ

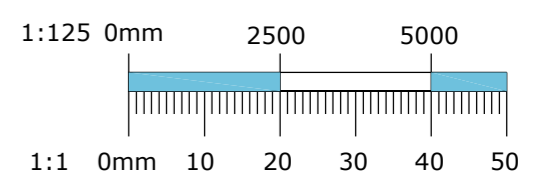
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■ w: www.surshamtompkins.co.uk

scale: **1:200** paper size: **A2** drawn by: **SGW** date: **Feb 20** checked: **SGW**

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Contractors must work to figured dimensions only. All building and site dimensions, levels and sewer invert levels at connection points are to be checked on site before work starts. This drawing must be read in conjunction with, and checked against, any structural or other specialist drawings provided. Any discrepancy between issued drawings are to be reported to this practice and verified before works starts. This drawing and the building works depicted are the copyright of this practice and may not be reproduced except by written permission.

FILE LOCATION - e:\stp\projects\6835 fernbrook builders, parkwell motors, finedon\02 drawings\03 building regulations\6835-pl03 site plan rev f.dwg



IMPLEMENTATION AND MAINTENANCE GUIDELINES

1.0 GENERAL

All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE. Planting shall not be carried out when the ground is waterlogged, frostbound or during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retaining polymer.

If the formation level is compacted it should be ripped through before topsoiling.
Topsoil depths to be 450mm for shrub beds and 150mm for grass areas.

2.0 ORNAMENTAL SHRUBS AND TREES

2.1 Ground Preparation

Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. A general purpose slow release fertiliser at the rate of 75g/m² and Tree Planting and Mulching Compost at the rate of 20litres/m² are to be incorporated into the top 150mm of topsoil during final cultivations. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

Tree pits are to be excavated and the base broken up a further 150mm with the sides well scarified to prevent smearing. All trees up to and including selected standards are to be supported with single 75mm diameter stakes. All rootball, container grown and trees over heavy standard size shall be double staked. Any feature trees semi mature in size to be secured with a below ground anchoring system (such as a deadman anchor). Stakes should be driven 500mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc.

2.2 Planting

Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil with minimal disturbance to the rootball and well firmed in.

Trees are to be placed into the pits and backfilled with topsoil incorporating slow release fertilizer and Tree planting and mulching compost as specified. Firm trees in well and secure with proprietary rubber tree ties and spacers. Water in all trees and shrubs at the end of each day of planting.

Spread ornamental pine bark mulch to a depth of 75mm across all new planting areas, ensuring groundcover plants are not buried.

2.3 Maintenance

The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

The site is to be visited monthly throughout the year to undertake the following operations.

- Weed clearance: All planting areas are to be kept weed free by hand weeding or herbicide treatment.
- Litter clearance: All litter is to be removed from planting beds.
- Watering: Planting areas are to be brought up to field capacity at each visit and each tree is to receive 20 gallons.
- Checking trees: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced.
- Formative pruning: Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.

3.0 GRASS

3.1 Preparation

The area to be turfed or seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine tilth, incorporating pre-seeding fertiliser at 70 g/m².

3.2 Delivery and Storage

Turf shall be supplied in accordance with BS3936.
Turf shall be Medallion as supplied by Row lawn. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height.

Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days.

3.3 Turf

Turfing operations shall be in accordance with BS 4428.
Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.

3.4 Seeding

Grass seed shall be sown in April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 35 g/m². After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

3.5 Initial cut

When newly seeded and turfed areas reach 50mm they should be lightly rolled and cut to a height of 30mm. All arisings shall be removed. Any bare patches shall be made good at this time. Seeded areas shall be cut for a second time when the sward reaches 50mm high.

4.0 TOPSOIL

4.1 Existing Topsoil

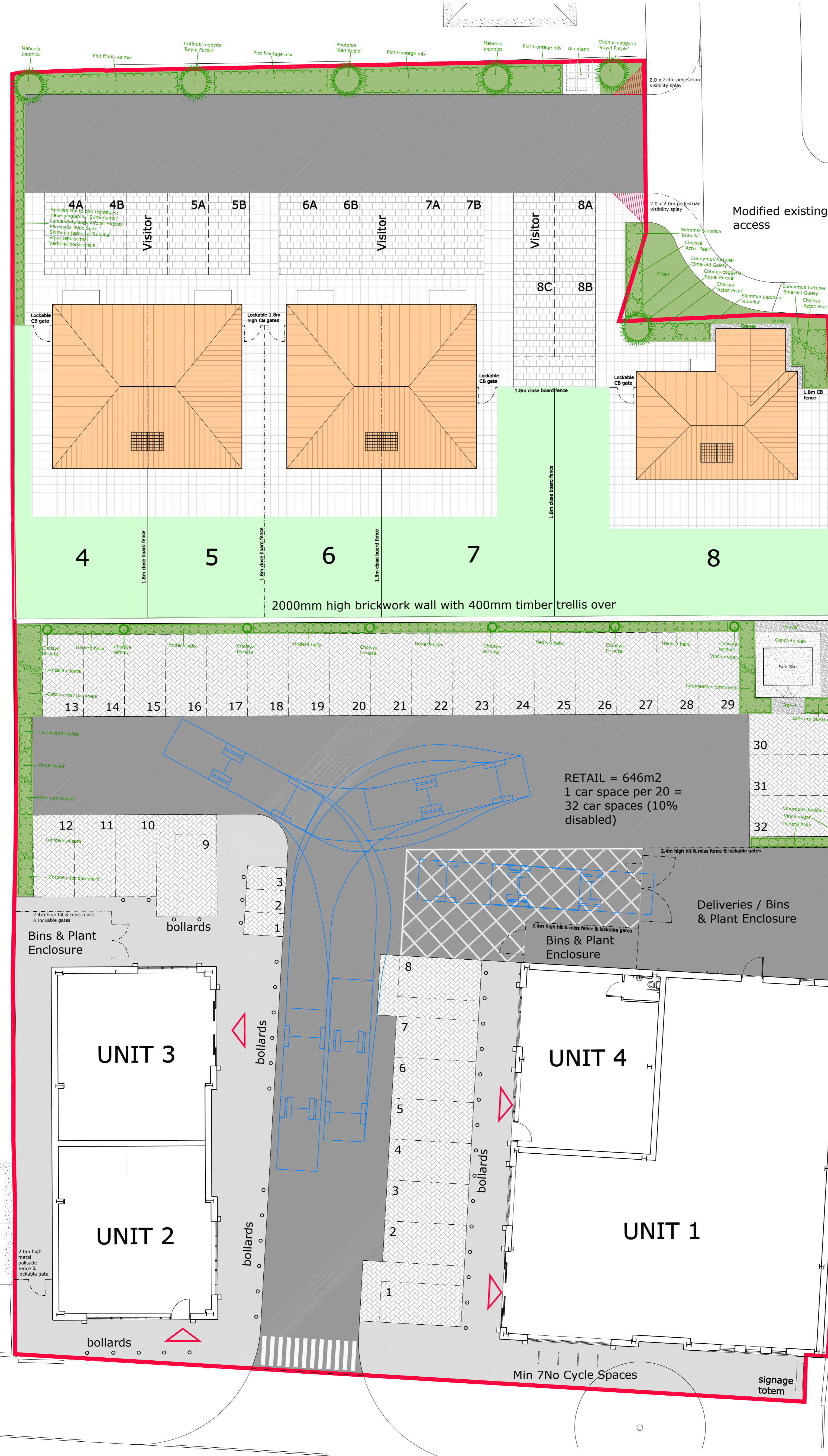
Pre-planting herbicide application:-
Apply by suitable spraying apparatus, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both weed free and are to receive agrotexile sheet mulch. Spray immediately if any weeds are present. If none are showing, but there may be a delay before planting, or the area is to be seeded, spray after one month following cultivation, to allow dormant seed to terminate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and rake off all dead material from site.

Carry out the following works to the existing topsoil on site to ensure it conforms to BS 3882:2015, being free from rocks larger than 50mm diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilise with 100g per meter square of Vitax "Nutricote 180" slow release fertilizer, in accordance with the manufacturer's instructions. For beds less than 5 metres in width, fork over thoroughly or machine rotovate soil to a depth of 300mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction. For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm, except where there are services, or within 10 metres of tree stems or 3 metres of existing hedges. Do not rip areas where roots greater than 10mm diameter are encountered.

4.2 Imported Topsoil

Any imported topsoil for making up ground, shall conform to BS:3882:2015, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick, and have less than 20% clay.

Rev B 27/05/21 Updated to End Users requirements SGW
Rev A 19/03/21 Planting amended to N side private drive DRB



KEY

- Grass
- Planting
- Footpath
- Tarmac
- Road Tarmac
- Tobermore Pedesta block paving col: Bracken
- Tobermore Tegula Setts col: Bracken
- Tobermore Textured flags col: Buff

NOTE:

- Plot frontage mix supplied in 5L pots sized at 30-40cm for Hebe & Lavandula, 40-60 for Skimmia, 60-80 for Perovskia and full pot for Stipa & Verbena. All to be planted at 0.7m centres.
- Shrub mix for retail site to be supplied in 3L pots and sized at 30-40cm. Planted at 0.6m centres.

issued for: INFORMATION

project: Proposed Development at Parkwell Motors Finedon
drawing: Boundary Treatments & Soft Landscape Planting

project number: 6835
drawing number: PL11

north: [North Arrow]

revision: B

scale: 1:125
paper size: A1
drawn by: DRB
date: Mar 21

checked: []
date: []

FILE LOCATION - e:\tup\projects\6835 fernbrook builders, parkwell motors, finedon\02 drawings\03 building regulations\6835-p03 site plan rev 1.dwg