

# CLARK ARCHITECTURAL SERVICES

Planning Department  
Rushcliffe Arena  
Rugby Road  
West Bridgford  
Nottingham  
NG2 7YG

For the attention of Michelle Dunne

23 September 2021

Dear Ms Dunne,

**Re: Discharge of details reserved by condition relating to the Barn only**

**Proposed residential conversion of traditional former agricultural barn plus residential redevelopment of former equestrian centre to create 2no. four bedroom dwellings (one of which is a 'self-build' dwelling) and 4no. two bedroom dwellings at, Flawborough Farm, Main Street, Flawborough, Nottinghamshire**

**Planning ref: 20/00833/FUL**

With reference to the above application,

We have submitted via planning portal drawing and information discharging the pre commencement conditions listed below.

The initial application included a barn conversion and new builds. As a part of the sale of the development the Barn conversion has been sold separately and my information relates only to the barn portion of the application.

To simplify the process, I have separated the project into two areas, **Area 1** relating to the barn conversion only. **Please see drawing No: CC17-08-40**

The remaining areas will be dealt separately by IBA Planning who submitted the original planning application on behalf of Mr & Mrs Hawthorne, they will be provided information relating to the discharge of conditions to the new build portion of the development.

We list below the conditions seeking to be discharged:

***Condition 3***

*The development shall not commence until a Contaminated Land Report has been submitted to and approved in writing by the Borough Council. If the report confirms that contamination exists, a remediation report and validation statement will also be required, and all remediation shall be carried out prior to development commencing.*

I understand that the first part of the contamination condition – albeit further testing of the made ground is being requested by the Council's EHO. This condition relates to the new build portion of the project only.

Clark Architectural Services.  
6 Wellington Road  
Burton Joyce  
Nottingham  
NG14 5GQ

clarkarchitectural.co.uk  
0115 9314441.

Company No: 5423646. VAT No: 234291911  
Chris Clark Architectural Services Ltd  
Registered Address: 43B Plains Rd. Mapperley. Nottingham. NG3 5JU

**Condition 4**

*The development shall not commence until a method statement detailing techniques for the control of noise, dust and vibration during demolition and construction works has been submitted to and approved by the Borough Council, and the development shall thereafter be undertaken in accordance with the approved details.*

As before, this mostly relates to Phase 2, the main of the project and information to discharge this condition will be provided by others. However, we have attached drawing **no CC17-08-42 Site management plan.**

**Condition 5**

*No operations shall commence on site until the existing trees and/or hedges which are to be retained have been protected in accordance with details to be approved in writing by the Borough Council and that protection shall be retained for the duration of the construction period. No materials, machinery or vehicles are to be stored or temporary buildings erected within the perimeter of the fence, nor is any excavation work to be undertaken within the confines of the fence without the written approval of the Borough Council. No changes of ground level shall be made within the protected area without the written approval of the Borough Council.*

**Please see drawing no: CC17-08-41, Root protection areas**

**Condition 6**

*The development shall not commence until a written scheme for archaeological investigation has been submitted to and approved in writing by the Borough Council and the scheme has been implemented in full accordance with the approved details.*

Formal confirmation that the archaeological conditional requirements have been formally discharged by IBA Planning.

**Condition 7**

*No external materials shall be applied to the barn to be converted to a dwelling and construction of the two new dwellings shall not proceed beyond damp proof course level until details of facing and roofing materials to be used on all external elevations and on the hard surfaced areas of the site have been submitted to and approved in writing by the Borough Council. The development shall only be undertaken in accordance with the materials so approved.*

**Please see drawing no: CC17-08-43, Proposed materials to barn.**

*The mitigation recommendations referred in Section 5 of the ecology surveys by B J Collins dated October 2019 shall be implemented during demolition of the existing buildings and conversion of the barn and shall be completed before the development is first occupied. Thereafter the bat roost provision shall be retained for the lifetime of the development.*

Please see attached Bat Emergence and Activity Surveys, provided by BJ Collins Protected Species Surveyors.

**Condition 13**

*In the event that the planning permission is not implemented within 1 year of the date of the planning permission being granted a further protected species survey shall be carried out and submitted to the Borough*

*Council. Any mitigation measures required shall be implemented in accordance with the approved details to the satisfaction of the Borough Council.*

Please see attached Bat Emergence and Activity Surveys, provided by BJ Collins Protected Species Surveyors.

If you require further information or clarification, please do not hesitate to contact me.

Yours Sincerely

Chris Clark.  
*Founding Director.*

Clark Architectural Services.  
6 Wellington Road  
Burton Joyce  
Nottingham  
NG14 5GQ

clarkarchitectural.co.uk  
0115 9314441.

Company No: 5423646. VAT No: 234291911  
Chris Clark Architectural Services Ltd  
Registered Address: 43B Plains Rd. Mapperley, Nottingham. NG3 5JU