

Northumberland County Council Planning Department
Development Management
County Hall
Morpeth
NE61 2EF

06th March 2023

To Whom it may concern,

RE: Application Ref: 20/02084/FUL Discharge of Planning Conditions (Condition numbers: 4, 6, 8, 9, 15 & 16)

Please find enclosed with this application the information required to discharge all the remaining pre-commencement planning conditions associated with the above full planning application. For reference, Condition No. 6 is being dealt with through a separate application (REF: 22/03776/DISCON).

Condition No. 4 – Dust Management Plan

Condition wording: 'No development shall take place until a dust management plan/method statement to mitigate the effects of any dust created during the construction phase on neighbouring premises. This dust action plan/statement shall contain emergency contact telephone numbers in event of a dust complaint being received this plan shall be submitted to and been approved in writing by the Local Planning Authority. Reason: To safeguard the amenity and surrounding premises.'

Please find enclosed the Dust Management Plan Titled 'Method Statement: Warkworth Passivhaus', dated 03/03/2023, which includes emergency contact telephone numbers.

Condition No. 6 – Land Contamination

Condition wording: 'The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing:

- a) A desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the Local Planning Authority without delay upon completion.
- b) If identified as being required following the completion of the desk-top, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.
- c) Thereafter, a written method statement detailing the remediation requirements for the land contamination and/ or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

d) Two full copies of a full closure report shall be submitted to and approved by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Reason: To ensure that any contaminants within the site are dealt with in an appropriate manner to afford protection to the end user.' --- Condition wording End ---

Item (a) desktop study and item (b) site investigation reports have been previously submitted to the LPA in application REF: 22/03776/DISCON. As per the letter dated 1st Feb 2023, it was acknowledged that these reports are satisfactory but that item (c), the written method statement, was also required to discharge the condition. This written method statement is therefore also enclosed within this application, along with drawing AT.115 Groundworks Specification (Rev B).

As per item (d) two copies of a full closure report will be provided once the remediation requirements have been implemented. However, the proposed remediation methods will, by their very nature, need to be ongoing during the Construction phase of works. A full closure report therefore cannot be submitted to the LPA prior to the commencement of work as described in the wording of this condition. We trust that the submission of items (a)-(c) of this condition will therefore satisfy the 'pre-commencement' requirement of this condition and allow construction work to commence.

Condition No. 8 – External Lighting scheme

Condition wording: 'No external lighting shall be used at the site unless a scheme for the installation of any permanent and temporary external lighting on the site shall be submitted to and agreed in writing with the LPA. The lighting scheme should be designed so that lighting levels are minimised in accordance with the document 'Bats and Lighting in the UK', Institute of Lighting Engineers and BCT, 2009. The approved scheme shall be implemented in full prior to the dwellings being occupied. Reason: to prevent the risk of harm to protected species from the outset of the development.'

Please find enclosed the External Lighting scheme layout as shown on the General Arrangement Plans:

AT.120 Plot 2 | GA Plan | Level 00

AT.121 Plot 2 | GA Plan | Level 01

AT.160 Plot 3 | GA Plan | Level 00

AT.161 Plot 3 | GA Plan | Level 01

Wall Light Fitting Type 1: for the exposed wall lights

Product Name: Bray IP54 Single LED Textured Black Wall Light AST324

Supplier/Manufacturer: Astro (from the Ellis range)

Lamp Type: LED, downward direction only

Light Colour: warm white

Product web link: <https://www.thelightingsuperstore.co.uk/products/elis-singleled-outdoor-wall-light>

Wall Light Fitting Type 2: for wall lights located within each carport, i.e. undercover

Product Name: Edge Outdoor Waterproof Wall Lamp

Supplier/Manufacturer: The Lightzey

Lamp Type: LED

Light Colour: warm white

Product web link: <https://thelightzey.com/products/new-outdoor-waterproof-modern-led-wall-lights-with-remote-living-room-bedroom-corridor-porch-black-indoor-lamp-lighting-dimmable?variant=39812294213814>

Condition No. 9 – Bat & Bird Roosting Provisions

Condition wording: 'Prior to the commencement of development above foundation level a scheme for the provision of bird boxes and bat boxes integrated into the fabric of the buildings shall be submitted for the written approval of the LPA. The scheme shall detail the location, height, orientation, numbers and specification of bird nesting and bat roosting provision. The approved scheme shall be implemented in full prior to the dwellings being occupied. Reason: to protect and enhance the biodiversity of the site.

The proposed scheme for the provision of bird boxes and bat boxes are as follows:

Bird Box Scheme

Location: Plot 2, located within the roof void above the first-floor terrace to sit behind the timber cladding. Access will be provided through the timber cladding directly to the box entrance.

Height: approx. 5m above ground level / Orientation: South-East / Numbers: 1

Specification: FSC timber box, Width 20cm, Depth 16cm, Height 22cm, 32mm entry hole, such as RSPB Classic Nest Box (<https://shopping.rspb.org.uk/bird-feeders-boxes-tables/bird-houses-nest-boxes/garden-bird-nest-boxes/rspb-classic-nestbox.html>)

Detail Drawing: see enclosed drawing 'AT.521 Timber Cladding: Bird Box Details'

Bat Box Scheme

Location: Plot 3, located behind the slate cladding on the blockwork pier (sw façade)

Height: approx. 4.5m above ground level / Orientation: South-West / Numbers: 1

Specification: Vivara Pro Woodstone Build-in bat Tube, Height 50cm, Width 21.2cm, Depth 7.7cm (<https://www.vivarapro.co.uk/product/vivara-pro-woodstone-build-in-bat-tube/>)

Detail Drawing: see enclosed 'AT.538 Slate Cladding: Bat Box Details'

Condition No. 15 – Site & Floor Levels

Condition wording: 'Notwithstanding details contained within the approved documents, prior to commencement of development hereby approved, details to include;

- a) Existing site levels;
- b) Proposed site levels; and
- c) Proposed finished floor levels

Shall be submitted to and approved in writing by the Local Planning Authority. The dwellings shall subsequently be constructed in accordance with the approved levels.

Reason: To ensure that the development is delivered in accordance with the submitted documents in the interests of visual amenity and to preserve the setting of Heritage Assets in accordance with Policy S15 of the Alnwick LDF Core Strategy, and to ensure the proposal is in accordance with the terms of the General Design Principles of S16 of the Alnwick LDF Core Strategy.

Please find enclosed following drawings which detail the site and floor levels as per this condition:

AE.110 Existing Site Plan (Rev A)

AD.112 Proposed Site Plan (Rev A)

AT.220 Plot 2 GA Elevations (Rev C)

AT.260 Plot 3 GA Elevations (Rev D)

Note: The setting out reference point (296mm) for the proposed site levels is marked on drawing number: AD.112 Proposed Site Plan (RevA). This point is on the inspection chamber in the road outside Plot 3 and correlates with the associated AOD level (18.69m) on the existing site plan.

Condition No. 16 – Material Samples

Condition wording: Notwithstanding any description of the materials in the application, no development above damp proof course level (or 150mm above ground level) shall be commenced until;

- i) Precise details, to include samples, of the materials to be used in the construction of the external walls, to include details of fixing, coursing, pointing and texture (where applicable) of the dwellings;
- ii) Precise details, to include samples, of the materials to be used in the construction of the roof surfaces and rainwater goods to be used on the dwellings.

Have been submitted to, and approved in writing by, the Local Planning Authority. All approved details are to be used in the construction of the development shall conform to the materials approved.

Reason: To retain control over the external appearance of the development in the interests of visual amenity in accordance with the provisions of S15 of the Alnwick Core Strategy in terms of the impact on the nearby listed buildings, and to ensure the proposal is in accordance with

The materials are described below along with the attached detailed drawings. Physical samples of all these materials also being delivered directly to the council offices for approval.

The materials described in item (i) will be as follows:

Timber Cladding Type 1: FSC sawn Larch, board on board, vertical timber cladding

Fixing: 50mm stainless steel ring shank nails

Detail drawing: AT.510 Timber Cladding General Specification (Rev A)

Timber Cladding Type 2: FSC profiled half-lap Larch, vertical timber cladding

Fixing: 50mm stainless steel ring shank nail, 25mm in from outer lap edge

Detail drawing: AT.510 Timber Cladding General Specification (Rev A)

Stone Cladding: Hutton Stone natural sandstone, facing stone with split face, sawn back and sides

Coursing: 100mm bed depth / 65mm course height / random length (between 200 and 500mm), stretcher bond with perp joints always staggered.

Pointing: Natural hydraulic lime mortar, site mixed (1 part NHL2 : 2.5 parts washed sharp sand, mixed with Hutton Stone rock sand)

Detail drawing: AT.500 Stone Cladding General Specification (Rev A)

Slate Cladding: Siga 39 natural roofing slate

Fixing: 2no. galvanized steel or copper 20x3mm extra large clout heat nails

Detail Drawing: AT.530 Slate General Specification (Rev A)

The materials described in item (ii) will be as follows:

Slate Roofing: Siga 39 natural roofing slate, 'Easy Slate' system installed with roofing slates for low pitched installation

Fixing: 2no. galvanized steel or copper 20x3mm extra large clout heat nails

Detail Drawing: AT.530 Slate General Specification (RevA)

Gutters: All will be hidden gutters

Downpipes: Where downpipes will be exposed these will be Alumasc Heritage Cast Aluminium pipes ø63mm

I trust that this satisfies the requirements of the remaining pre-commencement conditions plus the condition relating to external lighting. However, if you require any further information to be able to discharge the conditions, please let me know asap.

Kind Regards



James Kirkman
Croft Design Collective