

Our Ref: MW/SA/Nelmes/Discharge

28th November 2023

Planning Services,
South Gloucestershire Council,
PO BOX 299,
High Street,
Kingswood,
Bristol,
BS15 0DR

Willis & Co.

Chartered Town Planners
30 The Causeway
Chippenham
Wiltshire
SN15 3DB

Telephone: (01249) 444975
Facsimile (01249) 655556
Email: Willisplan@aol.com

Dear Sir,

Town and Country Planning Act 1990

Approval of conditions 3 and 4 of Planning Permission ref; P22/00679/F and subsequent appeal ref; APP/P0119/W/22/3312421 - Siting of a temporary rural workers dwelling and associated works at land at Two Oak Farm, Rockhampton, Berkeley, Gloucestershire, GL13 9DZ

On behalf of the applicants, Ms. Clair Mercer and Mr. James Nelmes, I hereby apply to discharge conditions 3 and 4 of the above permission. Please find enclosed the following in support of the application;

- The completed application forms;
- The relevant documents and items to discharge the above conditions as listed below;
- Location Plan numbered JN-JH-01;
- Block Plan showing the parking numbered JN-JH-02 A;
- Details of the Kingspan Sewage Treatment Plant; and
- The relevant application fee of £116 payable to the Council.

There are two pre-commencement conditions that are required to be discharged in relation to the planning permission which states:

3) Prior to the commencement of development, details of the proposed Sewage Package Treatment Plant shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

The applicant has provided the details of the Sewage Treatment Package and the full details are enclosed with this application.

It is to be provided and installed by Kingspan Klargester and it will be their BioDisc Gravity Outlet 8 Population unit as detailed in the drawings, technical specification, dimensions and information enclosed with this application.

Willis & Co.

South Gloucestershire Council

November 2023

Construction of an agricultural barn and farmyard track and the Approval of conditions 3 and 4 of Planning Permission ref; P22/00679/F and subsequent appeal ref; APP/P0119/W/22/3312421 - Siting of a temporary rural workers dwelling and associated works at land at Two Oak Farm, Rockhampton, Berkeley, Gloucestershire, GL13 9DZ

The BioDisc Sewage Treatment Plant is a single piece unit making it simple to install. It incorporates the companies unique Managed Flow System producing an unprecedented level of treatment efficiency.

The summary of the benefits include:

- Affordable lifetime running costs
- Odour free performance
- Silent operation
- Unique, tried and tested RBC technology
- 7 year warranty (terms apply)
- Third party certified to EN 12566-3 standard
- Affordable service and maintenance package available

In terms of the Effluent Quality Design the company notes:

BOD	10mg/l
Suspended Solids	15mg/l
Ammoniacal Nitrogen	3.8mg/l

The installation manual and drawing will be referred to prior to the installation of the unit and all the information and guidelines relevant to the system will be fully adhered to.

This condition can be discharged.

4) Prior to commencement of development a plan showing the extent of the residential curtilage and proposed vehicle parking and service areas shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

We have included a site plan (JN-JH-02 A) to accompany the location plan (JN-JH-01).

The location plan clearly shows the extent of the residential curtilage, including the access track, edged in red (as approved) with the site plan showing the location of 2no. on-site parking spaces with a suitable area to turn. All vehicles can park and turn on the site.

Willis & Co.

South Gloucestershire Council

November 2023

Construction of an agricultural barn and farmyard track and the Approval of conditions 3 and 4 of Planning Permission ref; P22/00679/F and subsequent appeal ref; APP/P0119/W/22/3312421 - Siting of a temporary rural workers dwelling and associated works at land at Two Oak Farm, Rockhampton, Berkeley, Gloucestershire, GL13 9DZ

This condition can be discharged.

I trust that you have the necessary information to discharge these conditions.

If you require any additional information please do not hesitate to contact me.

Yours faithfully,



Stuart Anderson BTP MA MRTPI MBIAC