

## Department for Environmental and Community Services

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### Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of commercial buildings. Erection of 25 no. dwellings (C3) including provision of public open space and private allotment gardens and associated works.

Reference number

P22/00161/F

Date of decision (date must be pre-application submission)

05/02/2024

**Please state the condition number(s) to which this application relates**

Condition number(s)

Condition numbers: 4, 5, 8, 9, 10, 11, 12, 13, 17, 18, 20 and 21

Has the development already started?

Yes

No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes

No

If Yes, please indicate which part of the condition your application relates to

All parts of Condition nos: 4, 5, 8, 9, 10, 11, 12, 13, 17, 18 and 21. Parts A and B of Condition 20.

# Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Supporting letter prepared by Rackham Planning Ltd;

Condition 4 – Materials Sample Panels document prepared by David Cahill Design Consultants;

Condition 5 – The following plans prepared by Cambiun Landscape Architecture:

- o Soft Landscape Proposals (dwg. no. 1434-02 Rev G);
- o Hard Landscape Proposals (dwg. no. 1434-03 Rev G);
- o Public Open Space Proposals (dwg. no: 1434-05 Rev F);
- o Tree Pits, Rooting Volumes and Drainage Coordination (dwg. no. 1434-07 Rev 0); and
- o Typical Tree Pit Sections (dwg. no: 1434-08 Rev 0).

Condition 8 - SuDs. The following information:

- o Proposed Drainage Layout (dwg. no. 3188 900k) showing pipe sizes and gradients, attenuation tank, water butts to each plot and typical permeable road construction details; (to follow due to file size exceeding limit on Planning Portal);
- o Manhole Schedule (dwg. no 3188 901b); and
- o MICRO drainage calculations for 1 in 30 and 1 in 100 + 45% climate (Ref: T-MD-79030\_DR\_MD1 (1 in 30 years)\_RevB (1) and T-MD-79030\_SHH\_MD1 (100yrs 45%)).

Condition 9 – Ditch Condition Survey. The following information:

- o Ditch survey and longitudinal section (dwg. no:3188 950c)
- o Photographs of the cleared ditch

Condition 10 – Pumping Station. The following information:

- o Storm Pump Specification (Saturn 4.5m Package Pumping Station) – T T Pumps (27/10/23);
- o Details of the Management Company (Incorporation Certificate for Roman Way Management Company Ltd);
- o General arrangement for Saturn Dual Package Pumping Station (dwg. ref: PP/6200/G), prepared by T T Pumps.
- o Information on responsibility for maintenance of pump and any alarm systems.

Condition 11 – Pedestrian Central Refuge. The following plans prepared by Highgate Transportation Ltd:

- o General Arrangement Refuse Pedestrian Island (dwg. no. 23154.01);
- o General Arrangement Section and Levels Plan (dwg. no. 23154.02);
- o Articulated HGV Swept Path Analysis Plan (dwg. no. 23154 TR01);
- o Double Decker Bus Swept Path Analysis Plan (dwg. no 23154 TR02); and
- o Car Swept Path Analysis (dwg. no. 23154 TR03); and

The Stage 2 Road Safety Audit prepared by Avon Traffic & Safety Services.

Condition 12 - Road Construction (dwg. no. 3188/951)

Condition 13 – Construction Environmental Management Plan prepared by Josh Brown.

Condition 17 – The following plans prepared by Cambiun Landscape Architecture:

- o Public Open Space Proposals (dwg. no: 1434-05 Rev F)

Condition 18 - The following plans prepared by Cambiun Landscape Architecture:

- o Play Area Layout (1434-09 Rev A)

Condition 20 - The following information prepared by T & P Regeneration:

- o Updated Desk Study & Ground Investigation Report for Bens Yard (December 2023);
- o Remediation Strategy (May 2022).

Condition 21 - The following plans prepared by Cambiun Landscape Architecture:

- o Public Open Space Proposals (dwg. no.;1434-05 Rev F)

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

## Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Stuart Rackham

Date

13/02/2024