

# HOLLINS

*Architect, Surveyors & Planning Consultants*

## **ERECTION OF EXTENSION**

**TO**

## **EXISTING FACTORY**

**FOR**

## **ROGER SKINNER LTD**

**QUEEN STREET**

**STRADBROKE**

**EYE**

**SUFFOLK**

**IP21 5HL**

## **DISCHARGE OF CONDITIONS**

**4, 5, 7, 8, 9, 10, 11, 15, 16, 17 & 20**

**PLANNING CONSENT DC/22/02971**

**RJF/NJR/24.23**

**MARCH 2024**

## **Condition 4**

### **Ecology Mitigation and Enhancement**

As details Liz Lord Ecology Appraisal dated May 2022 to be implemented first planting season following works reaching slab level.

## **Condition 5**

### **Biodiversity Enhancement Strategy**

Strategy prepared by Liz Lord Ecology dated 27 February 2024, attached.

## **Condition 7**

### **Soft Landscaping Proposals**

As indicated on drawing no. 21.63-314G.

### **Specification**

#### **Hedge West Boundary**

Double row staggered 300 centres comprising a mixture of the following:-

- Hawthorn
- Blackthorn
- Holly
- Guelder Rose
- Hazel

#### **Planting Buffer Strips North and West**

To perimeters, double staggered row 500-1000 apart to allow establishment of individual shrubs comprising:-

- Hawthorn
- Blackthorn
- Holly
- Guelder Rose
- Hazel

Within buffer strip, trees spaced 2000-3000 apart consisting of the following:-

- Oak
- Alder
- Field Maple
- Silver Birch
- Wild Cherry
- Rowan

1.2m-1.8m bare root or container grown attached to stakes with ties. The ground around the plants to be bark mulched, minimum 75mm deep.

## **Condition 8**

### **Hard Landscaping and Fencing**

Refer to drawing no. 21.63-314G, attached.

## **Condition 9**

### **Landscape Management Plan**

Trees are to be maintained by:-

Fertilising for continued healthy growth.

Pruning to maintain correct shape.

Weed control.

Watering.

Ensure all planting is sufficiently watered to maintain healthy growth. When necessary, water using bowers until full depth of topsoil is saturated.

In September each year, inspect planting to identify any to be dead, dying, or not growing in a vigorous manner. Arrangements to be put in place for subsequent replacement as found necessary during November/December of the same year.

Mulched areas to be topped up once a year using the same material as originally specified to maintain 50mm depth.

Pruning shall be limited to the minimum necessary to maintain good form and vigour and to remove dead, diseased, or dying branches.

Tree supports are to be regularly inspected and adjusted or replaced if necessary. When staked trees are firm in the ground the stakes/ties shall be removed.

During March/April apply slow-release fertilising at the rate of 400 grammes per tree for the first five years.

## **Condition 10**

### **Advanced Planting**

To comprise new hedge planting to the west boundary and reinforcement planting to the south boundary as shown on drawing 2163-314G and as set out in the Biodiversity Enhancement Strategy (Condition 5) and Soft Landscaping Proposals (Condition7).



## **Condition 11**

### **Construction Management Plan**

#### **Project**

The project comprises the erection of a steel framed building within an existing factory site for storage and distribution of goods.

#### **Site Hours**

7.30 am – 5.30 pm Monday – Friday.

7.30 am – 12.30 pm Saturdays as necessary.

No working Sundays or Bank Holidays.

#### **Vehicle Movements**

- a) Vehicles used by site operatives will be parked within the site.
- b) Material deliveries and transfer of waste skips, the size and configuration of vehicles to be used for the delivery of materials and transfer of waste to be carefully considered so as to ensure that they can negotiate the access from the public highway on to the site so as to allow offloading of all materials to occur within the site boundaries.

Site operatives are to assist with traffic management during the periods when vehicles are entering and leaving the site. Wherever practicable, deliveries and skip transfers are to be programmed so as to avoid 8.00 am – 9.30 am and 3.30 pm - 5.30 pm.

#### **Site Management**

No burning of rubbish is to be permitted on site.

All rubbish and waste materials are to be cleared as they accumulate.

Existing access from the highway is to be maintained to avoid deterioration and the possibility of mud and debris being transferred onto the public highway by vehicle movements.

All mud and debris transferred onto the highway surface is to be removed immediately by site operatives who will be present supervising the vehicle movement as set out above.

### Site Security

The boundaries of the site are to be secured by erection of 'Heras' type fencing and lockable gates at the site entrance.

### Noise and Vibration

Noise from ground works and construction of sub-structures are the most probable cause of noise and vibration.

Plant and machinery to be used only as necessary and to be switched off when not in use.

A sign is to be erected on the site fencing showing the contact number for the Principal Contractor, to be visible at all times during construction to provide a point of contact for enquiries and complaints.

### Dust

Groundworks and construction of sub-structures are the most probable cause of dust. Dampening down of dust is to be carried out as necessary.

Stockpiles will be dampened down before use or movement if necessary.

### Conclusion

The Contractor will aim, at all times:-

To ensure that the plan is adhered to at all times.

To communicate with neighbours as necessary to inform them of any disruption before it occurs.

To deal with any complaints professionally and adhere to the stated hours of work .

To provide tool box talks to Staff and Sub-contractors to ensure that they are aware of the contents and requirements of the plan.

## **Condition 15**

### **Cycle Storage**

Cycle storage location as shown on drawing no. 21.63-314G.

To comprise Broxap Sheffield Cycle Stands and Wardale Cycle Shelters as illustrations attached.

## **Condition 16**

### **Loading, Unloading, Manoeuvring and Parking**

Refer to information shown on drawing no. 21.63-314G.

**Condition 17**

**EV Charging**

Refer to information shown on drawing no. 21.63-314G,

**Condition 20**

**Construction Surface Water Management Plan**

Plan prepared by Plandescil dated February 2024 attached.