

•
Levitate

Submission for pre-
commencement
condition discharge

Planning reference :
21/01894/FUL

Whatton Manor
March 2024

2304_Whatton Manor
Revision -



**Discharge of pre-
commencement planning
conditions**

Planning reference no :
21/01894/FUL

Planning permission granted 14th
July 2022

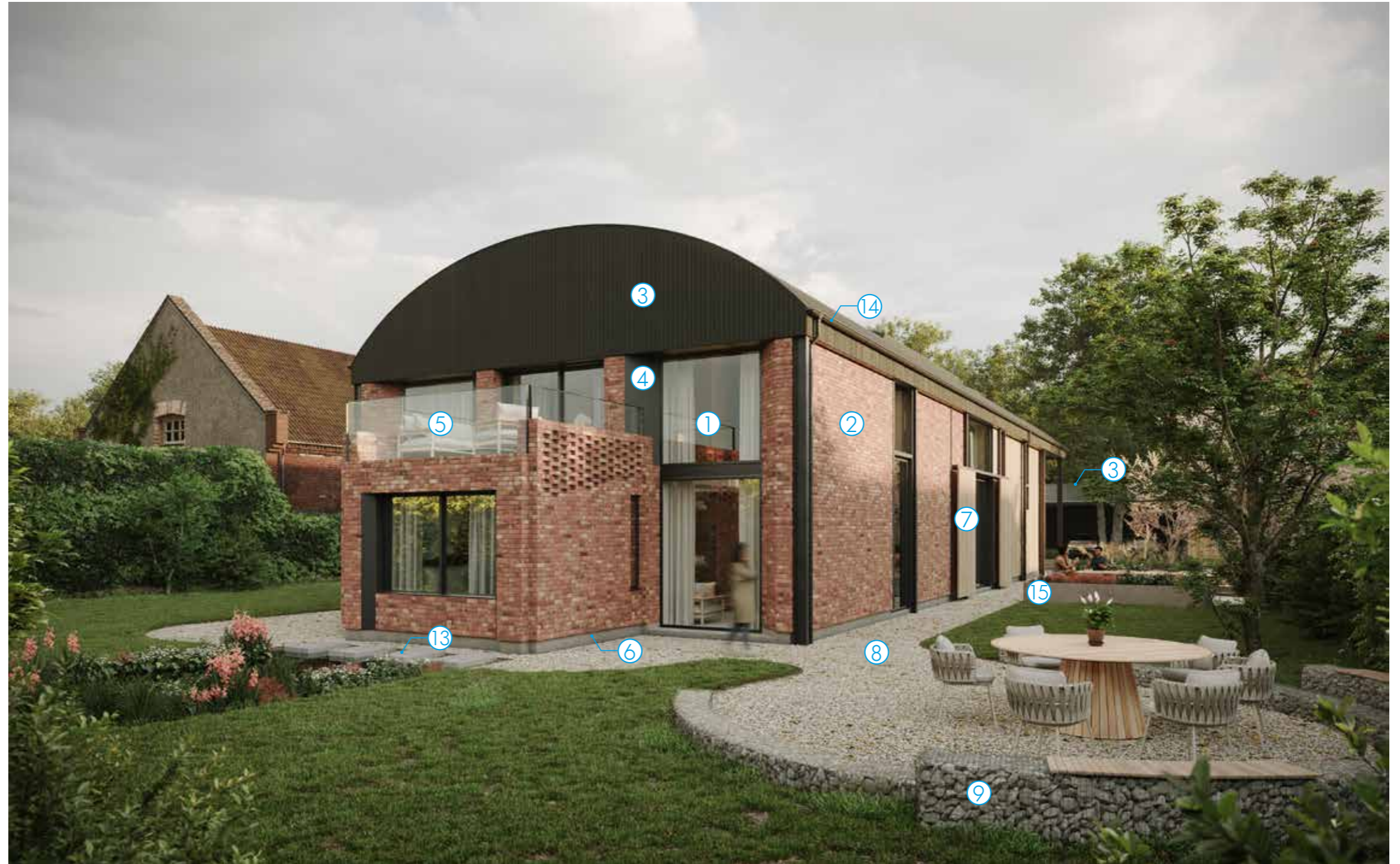
Please find attached information
for the pre-commencement
planning conditions:

- Condition 3
- Condition 4
- Condition 5
- Condition 9
- Condition 20

Condition 3

The development hereby permitted shall not commence until details of materials to be used on all external elevations and all external hard surfacing have been submitted to and approved in writing by the Borough Council and the development shall only be undertaken in accordance with the materials so approved.

[To ensure the appearance of the development is satisfactory, and due to the nature of the works as conversions of existing buildings where commencement prior to agreement of materials could cause delays where the integrity of any building is put at risk. This is to comply with policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan part 1: Core Strategy and policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].'



Condition 3

Continued.



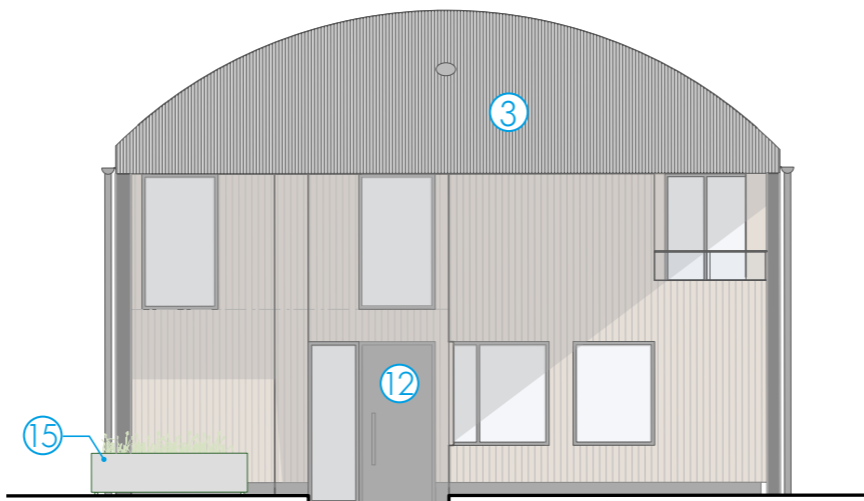
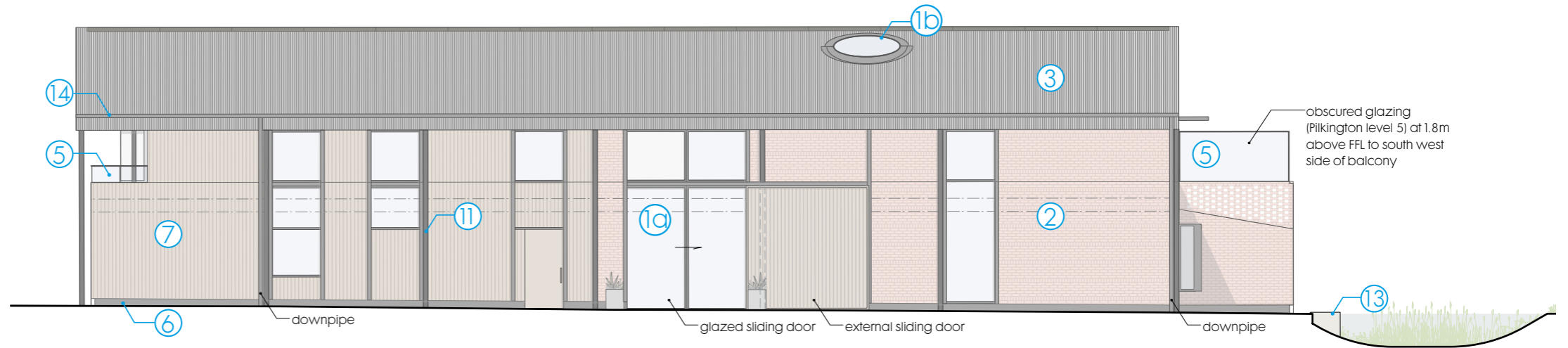
Condition 3

Continued.



Condition 3

Continued.



Condition 3: Material specification External

(1a) Composite aluminium & timber windows

- Large glazed fixed and sliding panels in polyester powder coated aluminium in RAL 9011.
- IQ glass Aluminium slimframe or equivalent
- Secure by Design (SBD)

(1b) Composite aluminium & timber windows

- Velfac secure with RAL 9011 external frame colour and laquered timber finish internally or equivalent
- Secure by Design (SBD)

(2) Handmade red bricks to external walls with flush lime mortar pointing

- Soft red - Handmade with "Salmon" pink lime mortar (subject site sample)
- Supplied by Cawarden Reclaim

(3) Corrugated metal roof and wall cladding

- Sine wave in QuartzZinc finish (pre-finished zinc) or equivalent
- Supplied by VM Zinc
- Alternative - Polyester powder coated aluminium in RAL 9011 by Coated Steel Products.

(4) Aluminium spandrel panels

- Polyester powder coated rainscreen panels to window spandrels, reveals and cills
- Supplied by Finish Architectural in RAL 9011 or equivalent.

(5) Glass balustrade

- Bespoke cantilevered low iron clear toughened and laminated glass panels in Polyester powder coated aluminium carrier rail with slim aluminium capping rail.
- "Frosted" interlayer where glass panel provides privacy screen to neighbouring house.

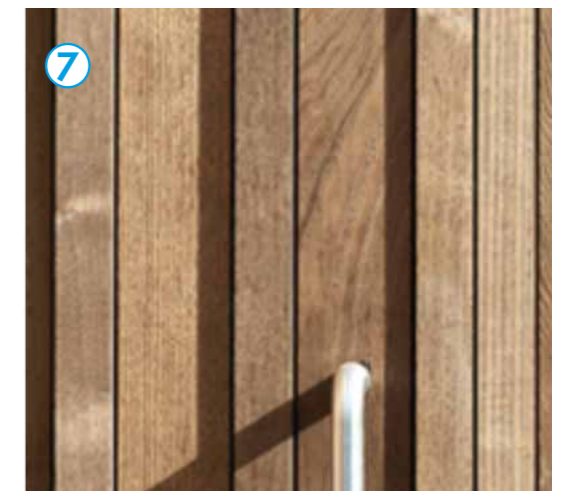
(6) Concrete plinth

- In-situ white concrete plinth with chamfered edges and birds-mouth board joints to form plinth upstand to ground floor walls.



(7) Vertical timber cladding

- Norclad - Thermowood (Heat treated Scandanavian softwood), or Brimstone Ash (Heat treated UK grown ash by .Vastern Timber, or Frake (thermally treated hardwood)
- All 100% FSC approved



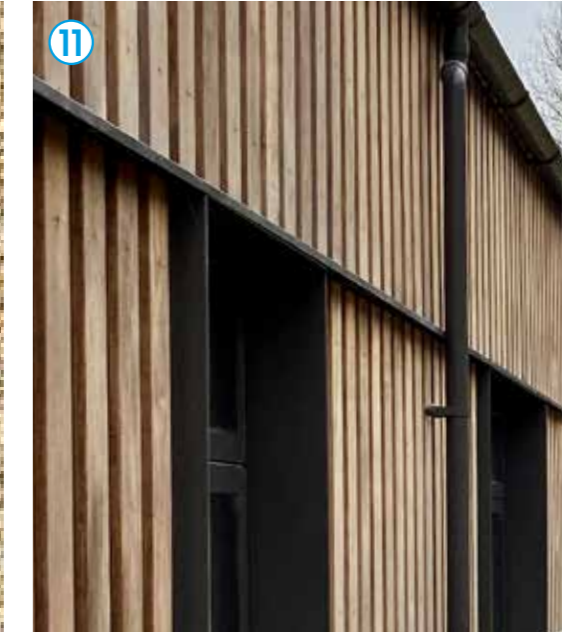
Condition 3: Material specification External

(8) External gravel (loose)

- 10-20mm loose Lincolnshire gravel for path edges and external garden areas.

(9) Gabion baskets and fill

- Stainless steel wire baskets (50 x 50 x 5mm wire mesh) filled with carefully stacked with broken concrete and masonry from the demolition of the existing buildings.
- Timber logs infilled within gabions to form insect habitats.
- Timber seat bespoke in timber to match external building cladding



(10) Permeable bonded gravel to driveway

- Cellweb substrate with Flexistone gravel topping
- Colour mix to match loose gravel

(11) Aluminium window reveals, trims and flashings

- Polyester powder coated rainscreen panels to window reveals, trims and cills
- Supplied by Finish Architectural in RAL 9011 or equivalent.

(12) Entrance doors

- Painted timber entrance door in RAL 9001 by Velfac / IQ glass or similar.

(13) External steps to terrace

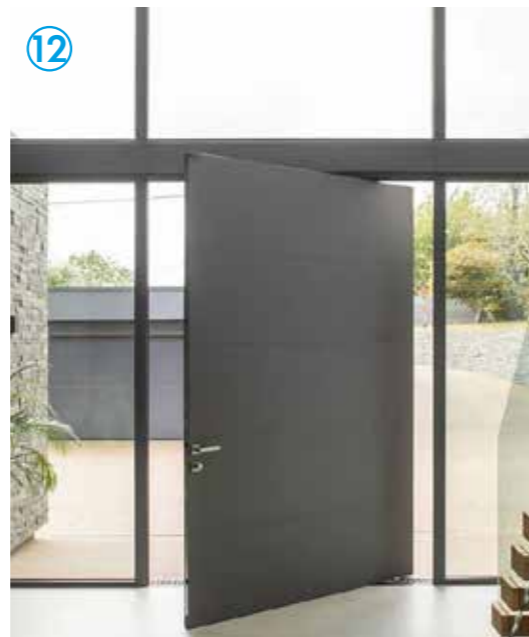
- Blasted silver-grey granite paving to external paths and building surrounds to garden.

(14) External rainwater goods

- Galvanised steel rainwater goods (gutters and downpipes) by Lindab or equivalent.

(15) External planters - loose

- Fibre reinforced cement planters and / or Corten planters in various sizes.



Condition 4

'Prior to the commencement of development, a foul and surface water drainage scheme shall be submitted to and approved by the Local Planning Authority. Any surface water scheme must show compliance with the drainage hierarchy whilst any foul water scheme (facilities for the disposal of foul sewerage) must show compliance with the National Planning Practice Guidance drainage hierarchy to be evidenced through the submission of a Foul Drainage Assessment Form (FDA). The drainage shall thereafter be implemented in accordance with the approved scheme.'

[To ensure that adequate drainage facilities are provided in connection with the development and to comply with Policies 1 (Development Requirements) and 18 (Surface Water Management) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].'

Response to Condition 4

Please refer to drawing number 023_116-ISS-00-XX-DR-C-000001 - P01 by ISS Consulting

The proposals for dealing with foul drainage and surface water run-off from the redevelopment scheme largely replicate the existing situation.

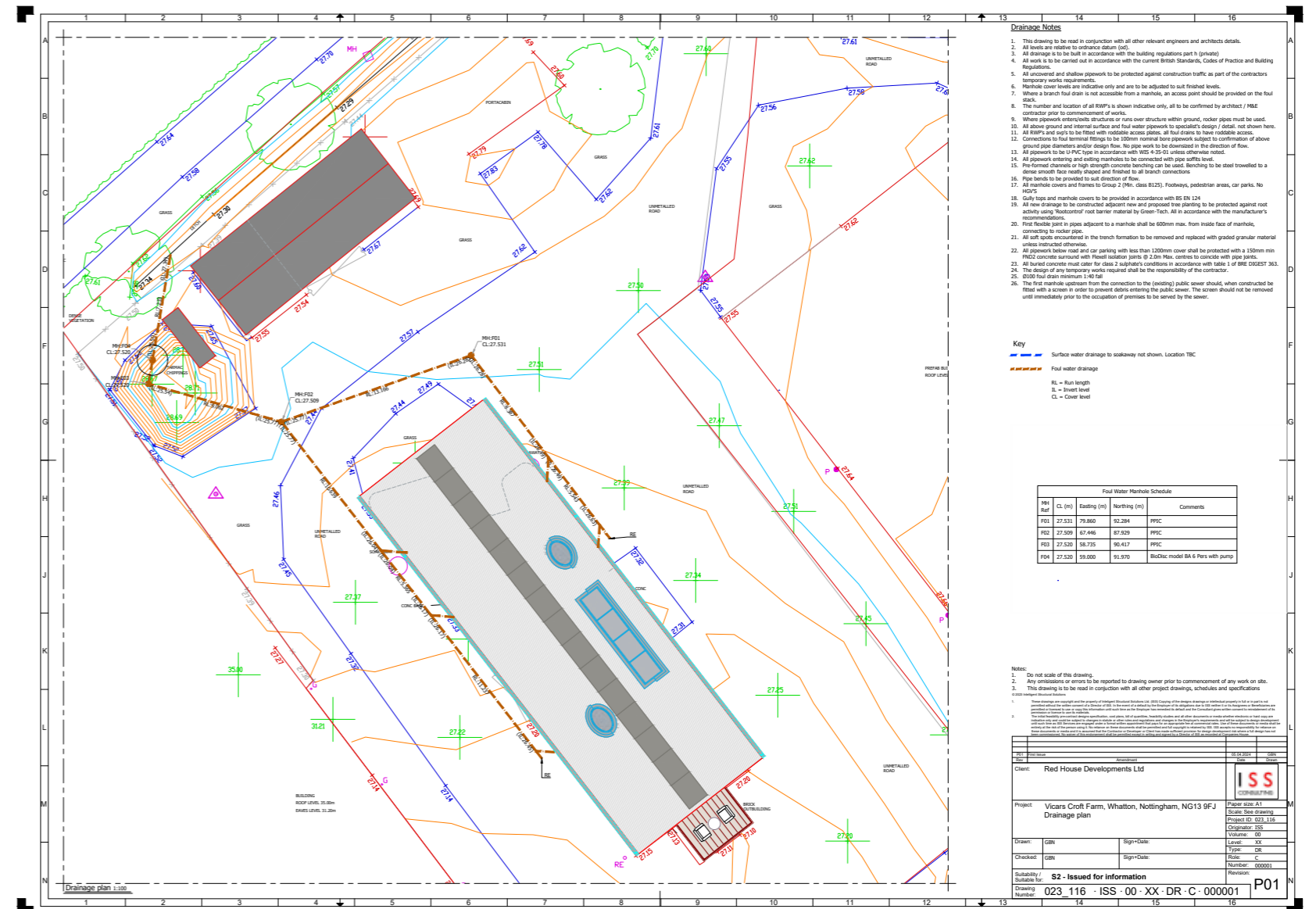
There is an existing Klargest treatment tank adjacent to the portacabin office within the site that deals with foul water discharge from the wc within the temporary building; treated effluent water from the tank is discharged via a pump into the adjacent ditch. This will be decommission and / or removed prior to completion of the development.

A new proprietary 12 person Biodisc

treatment plant will be installed in the location shown on the Drainage Drawing Ref 023_116.ISS.00.XX.DR.C.000001. This will discharge treated effluent from the residential property into the adjacent ditch. Foul drainage from the property will be constructed in accordance with Building Regulations to the layout shown on the drawing.

There is no surface water run-off drainage system within the demise of the property and it is assumed that surface water from the barn roof and external areas of the site soaks into the underlying soils either naturally or via rudimentary soakaway pits connected to the rainwater downpipes of the barn. Rainwater from the roof of the building will be drained via gutters and downpipes and collected in proprietary underground tanks for garden irrigation purposes and/or taken to appropriately sized and sited soakaways.

The main access road and vehicle hardstanding areas at the front of the property will be constructed using resin-bound aggregate over coarse graded bituminous roadbase over hard-core sub-base. This is a permeable pavement arrangement that requires no run-off collection/drainage pipe network as rainwater percolates straight through the pavement construction into the subsoil.



Condition 5

'Prior to the commencement of The development hereby permitted must not commence and no preparatory operations in connection with the development (including demolition, site clearance works, fires, soil moving, temporary access construction and / or widening, or any operations involving the use of motorised vehicles or construction machinery) shall take place on the site until a written report of the findings of a Preliminary Risk Assessment (PRA) of the nature and extent of any contamination affecting the site, whether or not it originates from the site, has been submitted to and approved in writing by the Local Planning Authority. The PRA must be prepared by a suitably qualified 'competent person' (as defined in the National Planning Policy Framework February 2019) and must be in accordance with the Environment Agency's 'Land Contamination Risk Management' (LCRM). As a minimum the PRA must include the following:

- (i) a desktop study identifying all previous and current uses at the site and any potential contaminants associated with those uses;
- (ii) the results of a site walkover, including the details and locations of any obvious signs of contamination at the surface;
- (iii) the development of an initial 'conceptual site model' (CSM) which identifies and qualitatively assesses any potential source - pathway - receptor (contaminant) linkages;
- (iv) a basic hazard assessment identifying the potential risks from any contaminants on: Human health; Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; Adjoining land; Ground and surface waters; Ecological systems;

Archaeological sites and ancient monuments.

(v) Recommendations for any further works that may be required to refine the CSM including any exploratory site investigation works and the sampling and analytical strategies proposed.

Where the PRA identifies potential unacceptable risks associated with the contaminant linkages present in the initial CSM, the development (excluding any demolition) hereby permitted must not commence until a written report of the findings of any exploratory Site Investigation (SI) with either a generic and/or detailed quantitative risk assessment of those findings has been submitted to and approved in writing by the Local Planning Authority. Where the findings of the submitted SI identifies unacceptable risks to human health and/or the environment, the development (excluding any demolition) hereby permitted must not commence until a detailed Remediation Scheme (RS) has been submitted to and approved in writing by the Local Planning Authority. The submitted RS must include:

- full details of how the contamination on the site is to be remediated and include (where appropriate) details of any options appraisal undertaken;
- the proposed remediation objectives and criteria, and;
- a verification plan.

The RS must demonstrate that as a minimum the site after remediation will not be capable of being classified as contaminated land under Part 2A of the Environmental Protection Act 1990.

The development hereby permitted must not be occupied or first brought into use until the site has been remediated in accordance with the approved RS and a written Verification Report (VR) confirming that all measures outlined in the approved RS have been successfully carried out

and completed has been submitted to and agreed in writing by the Local Planning Authority. The VR must include, where appropriate the results of any validation testing and copies of any necessary waste management documentation.

[To ensure that a satisfactory assessment of any land contamination and an appropriate strategy for its remediation from the site is carried out prior to any construction work commencing, and to ensure that the site is suitable for the approved development without resulting any unacceptable risk to the health of any construction workers, future users of the site, occupiers of nearby land or the wider environment having regard to Policy 1 (Presumption in Favour of Sustainable Development) of the Rushcliffe Local Plan Part 1: Core Strategy (2014), Policies 39 (Health Impacts of Development) and 40 (Pollution and Land Contamination) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and Paragraphs 183 and 185 of the National Planning Policy Framework (July 2021)].'

Response to Condition 5:

Please refer to supporting document:

[Barn Env PH 2 Assessment and Remediation Strategy \(doc no VCW-BWB-ZZ-XX-RP-YE-0002_Ph2 rev P1\) by BWB Consulting - dated November 2023.](#)

Condition 9

'In the event that work has not commenced within 2 years from the date of this permission, prior to the commencement of development, a further bat emergence and activity survey, along with a proposed scheme of mitigation shall submitted to and approved by the Local Planning Authority. The further surveys must be conducted in the peak season (May to September) immediately prior the planned commencement of works. The approved mitigation schemes and any requirements of the surveys shall be implemented thereafter in accordance with the approved details and timings.

[This is pre-commencement to due to the requirements of the submitted surveys and to comply with the requirements of the Wildlife and Countryside Act 1981, Policy 17 (Biodiversity) of the Local Plan Part 1: Core Strategy and to comply with policies 1 (Development Requirements) and 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Local Plan Part 2: Land and Planning Policies].'

Response to Condition 9

Work is expected to start on site on 1st May 2024.

Condition 20

'Prior to the commencement of development an ecological construction method statement incorporating reasonable avoidance measures (RAMs), shall be submitted to and approved writing by the Local Planning Authority. It shall thereafter be implemented during the entire construction phase and shall include standard good practice points and those supplied by the consultant ecologist (including the relocation of the vacant owl box).

[To comply with Policy 17 (Biodiversity) of the Local Plan Part 1: Core Strategy and to comply with policies 1 (Development Requirements) and 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Local Plan Part 2: Land and Planning Policies].'

Response to Condition 20

Please refer to supporting document: Ecological Construction Method Statement (doc no VCW-BWB-ZZ-XX-T-EE-0002_ECMS-S2-P01) by BWB Consulting - dated March 2024

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