

17th April 2024

Mathew Hilton
Rushcliffe Borough Council
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NG2 7YG

Discharge of Conditions Approval 22/01182/FUL Victory House, 2, Bunny Lane, Keyworth, NG12 5JW

This letter refers to the remaining planning conditions that are to be discharged at Victory House, 2 Bunny Lane.

Condition 7: Biodiversity management Plan (BMP) including a plan of biodiversity enhancements

To discharge this condition please find attached a copy of the **Biodiversity Management Plan**.

Condition 9: Detailed landscaping scheme

To discharge this condition please find attached a copy of the following information:

Drawing **BL/50/10/B** that illustrates the schedule of planting and the treatment proposed for all ground surfaces, including hard surface areas.

Drawing **BL/10/18-** that illustrates the details for the construction of the fixed planting pits on the lower ground floor servicing the terrace.

The Tree Planters will not be fixed to allow them to be maintained and replaced over the lifetime of the development.

For details of the green living wall please refer to the following information provided by Sky Garden relating to the MobiPanel wall mounted installation:

- MobiPanel Installation Guide
- MobiPanel Factsheet
- MobiPanel Irrigation Unit
- MobiPanel Construction Detail

For locations of the green living wall please refer to drawings:

- BL-200-06-C Bunny Lane and Nottingham Road Elevations
- BL-200-07-C Bunny Lane Woodleigh and Courtyard Elevations

For details of the green roof please refer to the following information provided by Sky Garden relating to their sedum roof installation:

- Sky Garden Green Roof Maintenance
- Sky Garden Biodiversity Brochure

There are no proposals to fix benches or other street furniture within the development.

We confirm that any plants or trees which within a period of 5 years from the completion of the development die, or become seriously damaged or diseased, shall be replaced in the next planting season.

Condition 11: Scheme of carparking management defining residential, commercial and car share spaces

To discharge this condition please find attached copies of the following documents which set out the car parking management and car share scheme which will be offered to the residential tenants at the development:

- Victory House Management Scheme (items 1, 2 and 3)
- Victory House Car Share Scheme

Condition 13 Vehicle accesses footway crossings

The footway will be constructed in accordance with Nottingham County Council Highways Construction Details, please refer to the attached drawing:

- SD-11-11 Medium Duty Vehicle Access – Light Business Use.

Condition 15: Outdoor Seating and Hours of Use

To discharge this condition please find attached drawing **BL/50/10/B** illustrating the location of the outdoor loose seating and tables on the terraced area relating to the commercial units.

To discharge this condition the use of the external seating areas will be restricted to the approved opening hours of the commercial units:

- Monday- Saturday 0700- 2000 hours
- Sundays and Bank Holidays 0900-1600 hours

Access to the terrace after this time will be controlled by the secure gates located at the entrance to the terrace area from Bunny Lane.

Condition 16: Details of the cycle store

To discharge this condition please find attached a copy of **BL/50/10/B** illustrating the location of the cycle store. For details of the cycle store installation please refer to:

- Semi Vertical Cycle Rack Specification

Condition 17: Scheme for the storage and segregation of refuse

To discharge this condition please find attached drawing **BL/50/10/B** illustrating the location and number of communal general waste bins, recycling bins and commercial waste bins based on current NCC guidelines.

Condition 20: Plant or externally mounted equipment

There are no proposals to mount external plant, services installation or ventilation ducting on the building.

Condition 24: Security Lighting

To discharge this condition please find attached drawing **BL/50/10/B** illustrating the location of the outdoor lighting mounted to the building.

Please refer to the following information for further details of the 230 lumen (25 watt) light fitting.

- Knightsbridge Wall Mounted Light Data Sheet

Condition 26: Details of the car sharing provision and management

To discharge this condition please find attached a copy of the following documents which sets out the car share scheme which will be offered to the residential tenants at the development:

- Victory House Car Share Scheme

Condition 28: Details of any roof mounted solar panels

To discharge this condition please find attached a drawing **BL/50/10/B** illustrating the location of the solar panels on the roof and a copy of the proposed Q.peak series solar energy data sheet.

The system will be on a 3 phase system, with a minimum 16sqm of panels roof mounted using rails and clamps.

We trust this information is sufficient to Discharge the Conditions but should you have any further queries please do not hesitate to contact our office.

Yours sincerely,

Clive Welham

Welham Architects