GAMBLES
ARCHITECTS

PLANNING CONDITIONS SUMMARY

PROJECT: 80 St Andrews Road

DATE: 22/04/2024

REVISION: 00

PROJECT DESCRIPTION: Two-storey new build house

This application seeks discharge of the following pre commencement conditions:

23/02051/X (variation of condition 23 of planning approval)

- No. 2 – Construction management plan
- No. 3 – Land affected by contamination - Site Characterisation
- No. 4 – Land affected by contamination – submission of remediation scheme
- No. 5 – Land affected by contamination – implementation of Approved Remediation Scheme
- No. 6 - Sustainable Drainage System (SuDS)
- No. 7 - Details of air source heat pump
- No. 8 – Material samples
- No. 9 – Large scale details
- No 10 – Detail of green roof
- No. 11 - Renewable energy (Solar Panels and Air Source Heat Pump) - where further detail is required

23/02165/X (variation of condition 4 of listed building consent)

- No. 2 – Material samples – see No. 8 above
- No. 3 - Large scale details – see No. 9 above

NO. 2 – CONSTRUCTION MANAGEMENT PLAN

Please refer to separate document

NO. 3 – LAND AFFECTED BY CONTAMINATION -SITE CHARACTERISATION

The applicant was co-owner of the neighbouring blue houses (07/04562/F). The soil analysis also covered this application site, with two trial holes within the red line boundary. The same information is submitted to discharge the contamination conditions for this site.

Please refer to:

- *MSS results*
  BH1 & BH2 are on the application site
- *Soil analysis 93-101*
  BH2 is on the application site
- *Richard monks BCC pollution results – full email trail*
  Key excerpts:

  I have studied the letter report prepared by Scientific Analysis Laboratories for Mini Soil Surveys (West) Limited, reference 228671-1, dated 1st March

Gambles Architects
Studio D
25-27 Stokes Croft
Bristol
BS1 3PY

www.gamblesarchitects.co.uk
Registration No. 9359383
VAT No. 287003506

RIBA
Chartered Practice

2011, that you kindly sent me.

The results of the chemical analysis have identified elevated concentrations of arsenic, lead and benzo(a)pyrene in the site soil, which also has a high pH level. Consequently, this material is unsuitable for use in a residential garden or in areas of soft landscaping, although it may remain beneath the footprint of a building or under hard-cover.

NO. 4 –LAND AFFECTED BY CONTAMINATION - SUBMISSION OF REMEDIATION SCHEME

Remediation measures considered acceptable for 07/04562/F and detailed in the email from Richard Monks are as follows:

- No remedial action required to soil under the new slab.
- No remedial action required under hard paved areas, though high visibility geotextile under the paving to be laid.
- Garden areas should be capped with a minimum 600mm clean imported soil (300mm sub-soil / 300mm topsoil). The importation of topsoil, subsoil and other fill materials provides the opportunity for new contamination hazards to be introduced onto a site. Soils must not be contaminated with significant quantities of concrete, brick, plastics, metal, asbestos, glass, tarmac or organic matter such as wood/timber.

  All imported soil must comply with the Environment Agency's CLEA Soil Guideline Values for residential gardens and all topsoil with the British Standard BS 3882: 2007 Specification for Topsoil.

  The source and supplier of the soil must be provided to Bristol City Council's Pollution Control Team, accompanied by certificates of analysis appropriate to the quantity provided. The soil should be analysed for metals, speciated polycyclic aromatic hydrocarbons (PAHs); total petroleum hydrocarbons (TPH) and pH. Bristol City Council's Pollution Control Team must approve the results of the chemical analysis of the soil prior to use.

- As the concentration of arsenic, chromium, lead, petroleum hydrocarbons and pH exceeds the Generic Assessment Criteria for water supply pipes, Bristol Water's recommendation for the protection of the water supply at the site must be strictly adhered to.

NO. 5 –LAND AFFECTED BY CONTAMINATION – IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

Verification report to be submitted once the remediation has been carried out.

NO 6. SUSTAINABLE DRAINAGE SYSTEM

Please refer to:

- Structural Solutions' Foul and Surface Water Drainage Scheme (1022GA21 – SK500 – P3)
- Structural Solutions' '10022GA21 – Discharge Planning Condition 6'
- Calculation submitted to Wessex Water - 10022GA21-CF-Green Roof_30Y_1ls.pdf

The green roof provides attenuation. Combined with the flow control chamber, the Wessex Water requirements have been met.

NO 7 - DETAILS OF AIR SOURCE HEAT PUMP

The system has been design by Green Flare using:

- Mitsubishi Ecodan R32 – please refer to data sheet
- Mitsubishi FTC6 Slimline pre-plumbed cylinder – please refer to data sheet

NO 8 – MATERIAL SAMPLES

Sample panels to be erected on site for approval prior to the relevant part of the work for:

- Bricks - 'Esher' from The Matching Brick Company
- Roof tiles - Marley Acme double camber plain clay roof tiles

Gambles Architects
Studio D
25-27 Stokes Croft
Bristol
BS1 3PY

www.gamblesarchitects.co.uk
Registration No. 9359383
VAT No. 287003506

RIBA
Chartered Practice

NO 9 - LARGE SCALE DETAILS

Please refer to:

- 111-P-4-060
- 111-P-4-061
- 111-P-4-062
- 111-P-4-063
- 111-P-4-064
- 111-P-4-065

NO 10 - DETAIL OF GREEN ROOF

- EverMat Core sedum roof system with pebble boarders by Green Roofs Direct. Please refer to the product data sheet

NO 11 - RENEWABLE ENERGY (SOLAR AND ASHP)

For the ASHP, please refer to condition no. 7.

PV System:
3 no 505w JA Solar Panels, providing 1.515kWp. This is the maximum capacity for the available roof area.
Please refer to the product data sheet and drawings 111-P-4-012 & 111-P-4-012.

Gambles Architects
Studio D
25-27 Stokes Croft
Bristol
BS1 3PY

www.gamblesarchitects.co.uk
Registration No. 9359383
VAT No. 287003506

RIBA
Chartered Practice