

Mr KT Varghese  
Thomas Shalom Homes Ltd  
c/o Mr Philip Staddon  
PJS Development Solutions Ltd  
26 Lea Crescent  
Longlevens  
Gloucester GL2 0DU

Dear Mr Varghese

**BY EMAIL ONLY**

<b>Our Reference:</b>	<b>21/01159/CONDIT</b>
<b>Description</b>	<b>Discharge of Condition 6 (landscaping), Condition 7 (materials), Condition 10 (boundary treatments) and Condition 11 (future streets maintenance and management) of planning permission 16/00518/FUL.</b>
<b>Location:</b>	<b>7 Podsmead Road Gloucester GL1 5PB</b>
<b>Proposal:</b>	<b>Demolition of 7 Podsmead Road and the construction of seven dwellings, associated access, parking &amp; landscaping. (Alternative design to development approved under planning permission no.14/01417/FUL)</b>

I write with reference to your application validated on 19<sup>th</sup> October 2021 for discharge of conditions 6,7,10 and 11 of planning permission 16/00518/FUL.

**Document submitted:**

**Condition 7:** Photographs

**Condition 10:** External finishes layout 16-061/514-1

**Condition 11 (and amendment to condition 6):** Engineering Layout 16-061/502/4

**Condition 7**

No development works above DPC level shall take place until details or samples of materials to be used externally have been submitted to and approved in writing by the local planning authority. The following details have been provided:

Windows – standard white uPVC manufactured by Emplas Window Systems Ltd

Doors – composite, coloured grey, blue, green & red, uPVC by Emplas

Rainwater goods – uPVC, black, round profile

Photographs of the typical window and door units are set out in Appendix A and discharge of condition 7 is confirmed.

**Condition 10**

No part of the development shall be occupied until precise details of the boundary between nos.5 and 9 Podsmead Road and the access road have been constructed in accordance with details which shall be submitted to and approved in writing by the local planning authority.

The details of boundary treatments to the side of numbers 5 and 9 Podsmead Road are shown on drawing number 16-061/514-1 (Appendix B) Full discharge of condition 10 is confirmed.

**Condition 11****Condition 11 and variation to details previously approved under condition 6**

No part of the development hereby permitted shall be occupied until the proposed arrangements for the future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the LPA.

An engineering works drawing number 16-061/502 H (Appendix C) has been submitted. This drawing shows the area of public street which will be publicly adopted by the Highway Authority, Gloucestershire County Council. We understand that the S.38 agreement under the Highways Act is now at an advanced stage and a road safety audit and street light assessment have been completed. To satisfy the Highway Authority requirements, it has been necessary to remove 3 ornamental trees that had been previously shown on the approved landscape drawing (Urban Aspects drawing no. MFR16.03/03/A dated April 2016). This is necessary for road safety reasons, as the trees could shade / obscure the street lighting. Thomas Shalom Homes Ltd, Hebron house, Hempsted, Gloucester, GL2 5LW accepts full responsibility for the management and maintenance (in a safe and serviceable condition) of the intended public highway areas subject to the S.38 agreement up until the point of formal adoption.

It is acknowledged that s.38 agreement is to be signed. Removal of the 3 ornamental trees, is agreed. Therefore, condition 11 is discharged and approval of a minor variation to the details previously approved under Condition 6, the deletion of 3 ornamental trees, is confirmed.

I therefore can confirm that the above details are acceptable and discharge the requirement of conditions 6,7,10 and 11 for prior approval of details. The development must be carried out in accordance with the approved details.

Yours sincerely

**Nicola Bickerstaff**

Planning Officer