

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Access Park (Former Interbrew Site)

Address Line 1

Eastern Avenue

Address Line 2

Address Line 3

Town/city	
Gloucester	
Postcode	
GL4 6SW	

Description of site location must be completed if postcode is not known:

Easting (x)	No	orthing (y)
384967	4	217938
Description		

Applicant Details

Name/Company

Title

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First name

Tom

Surname

Maltby

Company Name

Venus Logistics PropCo Ltd

Address

Address line 1

22 Grenville Street

Address line 2

Address line 3

Town/City

St. 2 Helier

Country

Jersey

Postcode

JE4 8PX

Are you an agent acting on behalf of the applicant?

⊘ Yes

⊖ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Roland

Surname

Lee

Company Name

Hale Architecture Limited

Address

Address line 1

22c Leathermarket Street

Address line 2

Address line 3

Town/City

London

O e constantes e

Country

Postcode

SE1 3HP

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Development of site to create fourteen industrial units having Planning Use Class E(g) (iii), B2 & B8 uses with ancillary offices, plus trade counter uses for Units 9 to 14, carparking, service areas and soft landscaping along with highways works to Chancel Close

Reference number

22/00014/FUL

Date of decision (date must be pre-application submission)

22/09/2022

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 12

Has the development already started?

⊖ Yes ⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊖ Yes ⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Site location Plan 21078/PL1000 Rev 00 Proposed Site Plan 21078/PL1003 Rev 07 Tree Protection Plan by BEA Landscape ref 21-135-P-04

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes

ONo

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent

○ The applicant

 \bigcirc Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊖ Yes

⊘ No

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

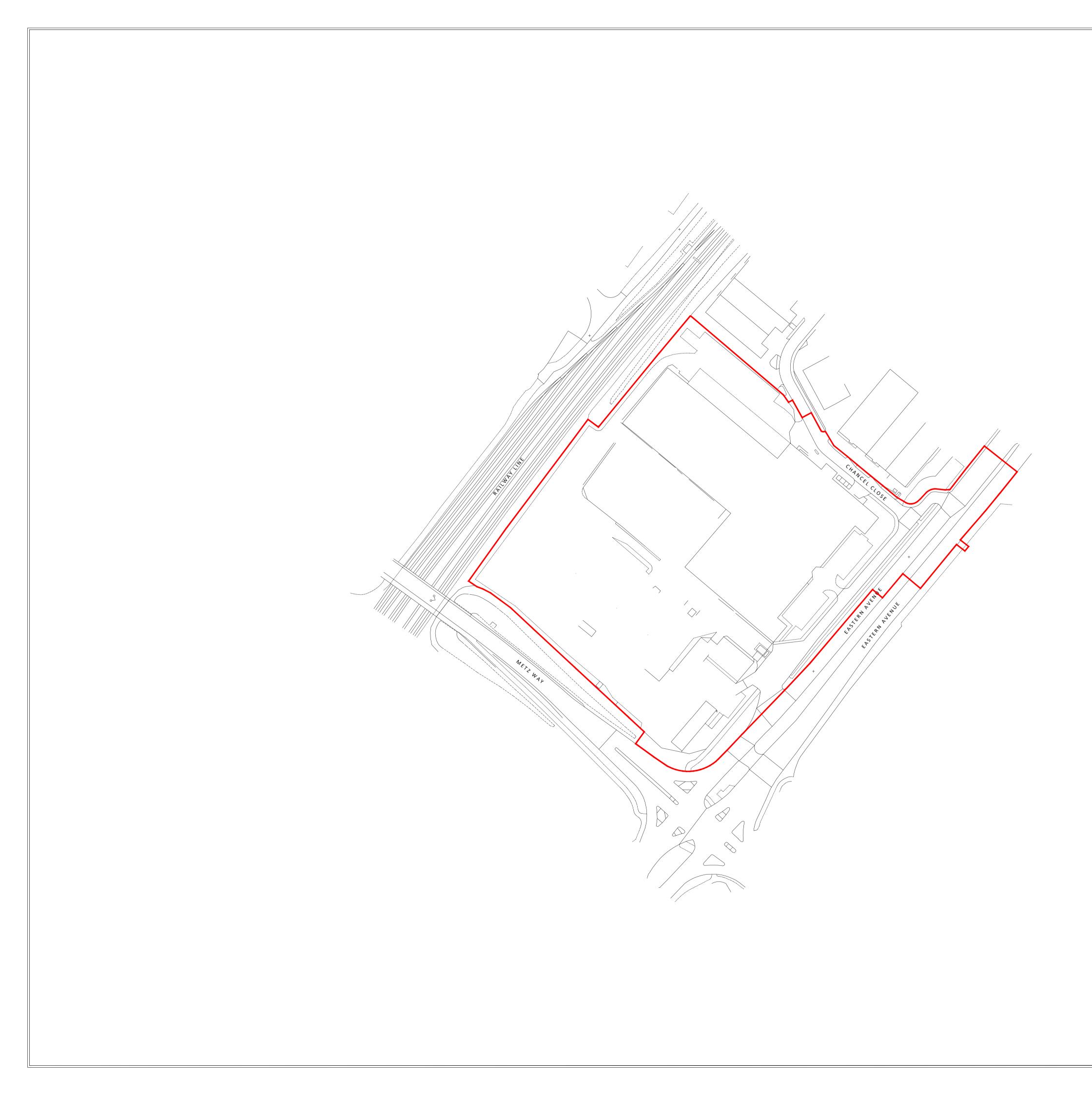
✓ I / We agree to the outlined declaration

Signed

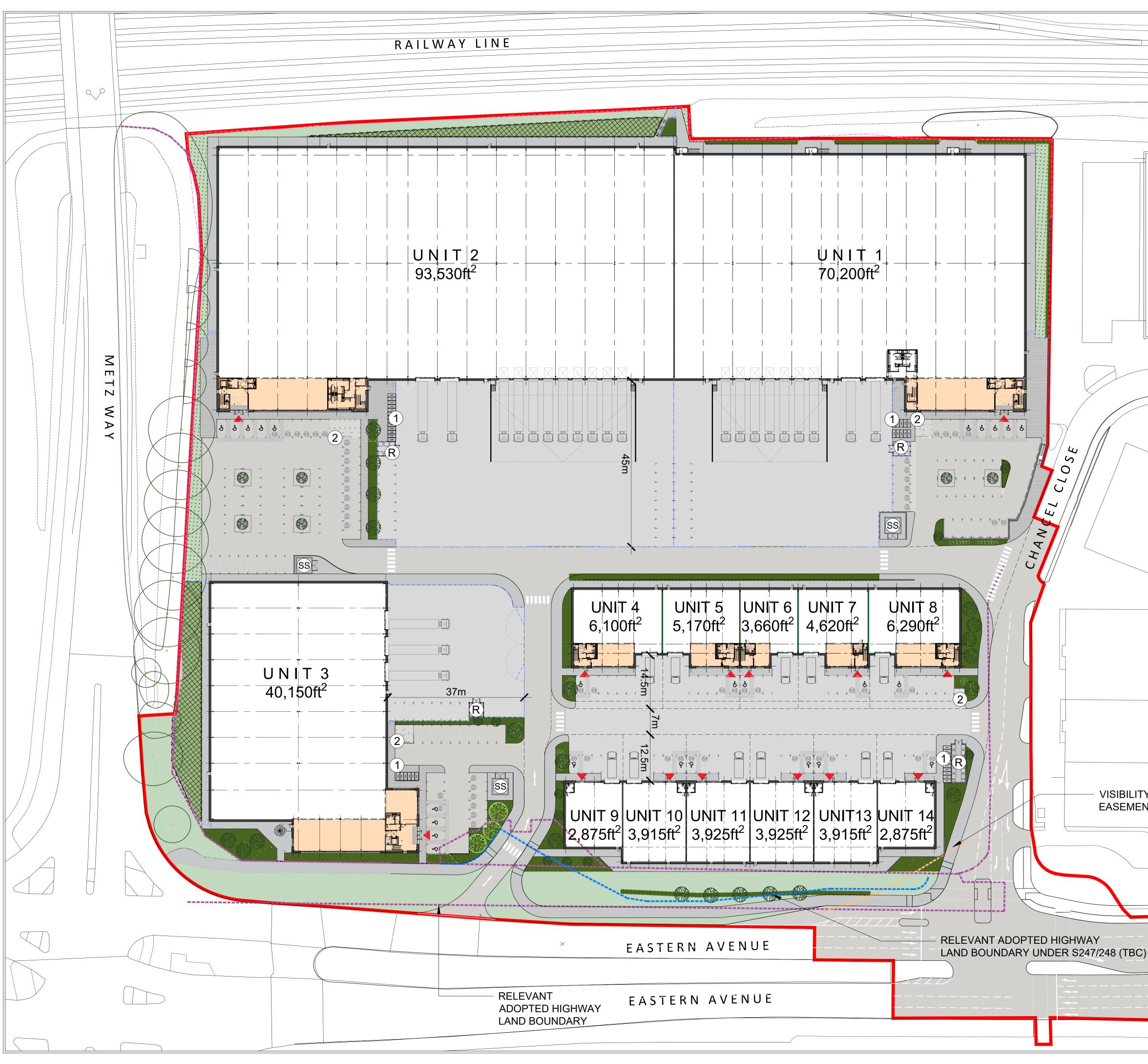
Roland Lee

Date

06/10/2022



7		
Disclaimer: Information Subject to Me	asured Survey	
Notes:		
KEY		
	APPLICATION SITE BOUNDARY 142 m² / 13.13 acres)	Y
	1+2 m / 10.10 dole3)	
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1.		
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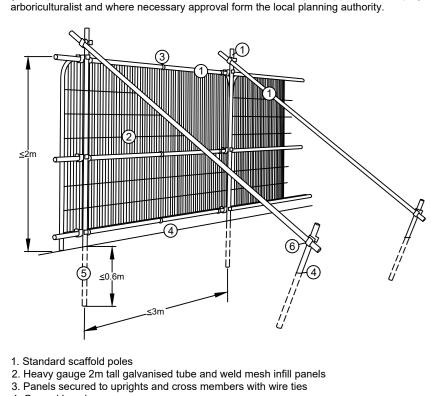
	Disclaimer: Information Subject to Measured Survey
	Notes:
	PLANNING APPLICATION SITE BOUNDARY (Approx 53,142 m ² / 13.13 acres)
	RELEVANT ADOPTED HIGHWAY LAND AND
	BOUNDARY (WITHIN OWNERSHIP)
	RELEVANT BOUNDARY UNDER
KEY	AREA SCHEDULE(GIA) UNIT 1 (GIA) 70,200 ft ²
(R) Recycling & Refuse	Warehouse (Incl. office Undercroft) 64,600 ft ²
 SS Substation Cycle Storage (Sheffield Stands) 	Office (SF Only) 2,900 ft ²
 Cycle Storage (Sheffield Stands) Motorbike Parking Bay 	Car parking spaces 44 UNIT 2 (GIA) 93,530 ft ²
 Unit Entrance 	Warehouse (Incl. office Undercroft) 86,450 ft ² Office (FF Only) 3,430 ft ²
Proposed Fence Line - 2.4m high	Office (SF Only) 3,650 ft ²
Paladin	UNIT 3 (GIA) 40,150 ft ²
Existing Fence Line	Warehouse (Incl. office Undercroft)36,375 ft²Office (FF Only)3,775 ft²
Unit Office Area	Car parking spaces 31
1,	UNIT 4 (GIA) 6,100 ft² Warehouse (Incl. office Undercroft) 5,050 ft² Office (T5.0 k) 1,050 ft²
0 5 10 15 20 25 Scale bar - 1:500m	Office (FF Only)1,050 ft²Car parking spaces6
	UNIT 5 (GIA) 5,170 ft ² Warehouse (Incl. office Undercroft) 4,330 ft ²
	Office (FF Only)840 ft²Car parking spaces5
<u></u>	UNIT 6 (GIA) 3,660 ft ²
	Warehouse (Incl. office Undercroft)3,160 ft²Office (FF Only)500 ft²
	Car parking spaces 3 UNIT 7 (GIA) 4,620 ft ²
	Warehouse (Incl. office Undercroft)3,900 ft²Office (FF Only)720 ft²
	Car parking spaces 4
	Warehouse (Incl. office Undercroft) 5,195 ft ²
	Office (FF Only)1,095 ft²Car parking spaces6
	UNIT 9 (GIA) 2,875 ft ² Warehouse (Incl. office Undercroft) 2,875 ft ²
	Car parking spaces 3
	Warehouse (Incl. office Undercroft) 3,915 ft ²
	UNIT 11 (GIA) 3,925 ft ²
	Warehouse (Incl. office Undercroft)3,925 ft²Car parking spaces3
/	UNIT 12 (GIA) 3,925 ft ²
	Car parking spaces 3
	UNIT 13 (GIA) 3,915 ft ² Warehouse (Incl. office Undercroft) 3,915 ft ²
	Car parking spaces 3 UNIT 14 (GIA) 2,875 ft ²
	Warehouse (Incl. office Undercroft)2,875 ft²Car parking spaces3
	TOTAL GIA 251,150ft ²
	Total Car Parking194
	07 Number of bicycle spaces rationalized 04.05.22 PS HA in line with LPA & BREEAM
	requirements & Landscaping updated 06 Increase to landscaping 03.05.22 HT HA
	05 Site layout adjusted to amended 28.03.22 PS MM levels.
	04 Amendments to unit cores 12.12.21 HT HA
	03 Update U9 to 14 30.11.21 HT HA 02 Unit GA, U1&2 move for trees, U4to8 23.11.21 HT HA
	pavement, Unit 3 pavement
	01 Update to Unit 2 15.11.21 HT HA 00 Site access updated 15.11.21 HT HA
	DR DR Issue 04.11.21 HT HA
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	Client:
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	hale
	ARCHITECTURE 22c Leathermarket Street, London, SE1 3HP
······································	Project:
	Access Park, Gloucester
	Drawing Title:
	Proposed Site Plan
	Project No: Scale @ A1 / A3 Revision:
	21078 1:500 / 1:1000 07
	Drawing No: 21078-PL1003

TREE PROTECTION NOTES: 'Trees in relation to design demolition and construction' BS5837:2012

and the local planning authority.

1.0 PRIOR TO COMMENCEMENT OF WORKS: 1.1 PRIOR TO COMMENCEMENT: all trees that are being retained onsite shall be protected by barriers and / or ground protection before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. The 'Root Protection Area' (RPA) associated with existing trees designated for retention shall be protected from damage by erection of scaffold framework barriers in accordance BS 5837:2012 Figure 2 including where specified appropriate ground protection. 1.2 EXTENT OF ROOT PROTECTION AREA (RPA): as shown on the Tree Protection Plan (TPP) the RPA is generally to be in accordance with Annex D, Table D.1 'Root Protection Area.' - as an area equivalent to a circle radius 12 times the stem diameter (single stem trees) or based on the combined stem diameter for multistem trees (trees with more than one stem arising below 1.5m above ground level) refer to Clause 4.6. 1.3 TREE PROTECTION BARRIER: a vertical and horizontal scaffold framework, well braced to resist impacts as illustrated below (refer to Figure 2 of BS5837:2012). The vertical tubes should be spaced at a maximum interval of 3 metres and driven securely into the ground. Care should be taken to avoid underground services and contact with structural roots. In the presence of underground services, retained hard surfacing or where special circumstances dictate an alternative specification as illustrated in Figure 3 of

All weather site notices should be attached to the barrier with words such as "CONSTRUCTION EXCLUSION ZONE - NO ACCESS". Once installed barriers and ground protection shall be not be removed or altered without prior approval of the project



Ground Level 5. Uprights driven into ground until secure (minimum depth 0.6m) 6. Standard scaffold clamps

2.0 ADDITIONAL PRECAUTIONS:

2.1 Planning of site operations should take sufficient account of wide or tall loads, or plant with booms, jibs or counterweights (including drilling & piling rigs) tin order that they can operate without coming into contact with retained tree. The transit or traverse of plant in proximity to trees shall be conducted under supervision of a banksman to ensure adequate clearance from trees is maintained at all times. Access facilitation pruning as agreed with the project arboriculturalist and/or local authority should be undertaken where necessary to maintain clearance. NB Works to trees protected by a Tree Preservation Order or within a Conservation Area will need approval by the local authority. 2.2 Any materials whose accidental spillage would cause damage to a tree should be stored and handled well away from the outer edge of its RPA e.g. concrete mixings, diesel

2.3 Fires on sites should be avoided. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of a fire and wind direction should be taken into account when determining its location, and should be attended at all times until safe to leave.

2.4 Trees are not to be used as anchorages for equipment, or for other purposes. Notice boards, telephone cables, or other services should not be attached to any part of the tree. 2.5 The dumping of spoil or rubbish, placing of temporary accommodation and storage of materials within the root protection area is prohibited. 2.6 The change of ground level, excavating, stripping or disturbing topsoil within the RPA is prohibited.

