

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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

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

Reference number

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

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

Condition number(s)

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 Visit

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

Yes

No

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

The agent

The applicant

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

philip staddon

Date

28/07/2022

Demolition & Construction Management Plan

Manor Gardens, Gloucester

Rev – A (May 2022)

Demolition & Construction Management Plan

For

Stonewater Ltd, Stonewater Developments and Barnwood Trust

At

Manor Gardens, Gloucester



Manor Gardens
Barnwood Road
Gloucester
GL4 3JY

Revision A – May 2022

Demolition & Construction Management Plan

Manor Gardens, Gloucester

Rev – A (May 2022)

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Demolition & Construction Management Plan

Manor Gardens, Gloucester

Rev – A (May 2022)

1.0 Description & Location of Works

1.1 Project description

Demolition of existing housing (23 units) and redevelopment of site to provide 46 no. new build dwellings (16 no. 1 bedroom apartments, 24 no. 2 bedroom apartments, 4 no. 3 bedroom houses and 2 no. 3 bedroom bungalows), formation of new access to North Upton Lane and provision of parking, landscaping, external works and stores for bikes, refuse, and plant. Planning Decision Reference 19/00672/FUL.

1.2 Project location

The project is located at the following address: -

**Manor Gardens
Barnwood Road
Gloucester
GL4 3JY**



1.3 Programme

Scheduled Start Date - TBA
Completion - TBA

1.4 Working Hours

8.00am and 6.00pm Monday to Friday;
8.00am to 1.00pm Saturdays
No works at all on Sundays or Bank Holidays

2.0 How the work is to be managed

2.1 Project management structure and responsibilities

Demolition Client: Barnwood Trust
Construction Client: Stonewater Ltd & Stonewater Developments
Employer's Agent: Rund
Principal Designer: Rund
Clerk of Works: Rund
Contractor: TBC
Contractor Director: TBC
Contractor Contracts Manager: TBC
Contractor Health & Safety Manager: TBC

Individual names T.B.C

The Project Manager is responsible for planning and the day-to-day management of health, safety, and environment on this project, with the direct assistance of individual line managers and supervisors. Typical site resources for a project of this nature will include:-

Project Manger
Assistant/Finishing Foreman
Gateman/Labourer

Visiting – Quantity Surveyor
Visiting – Health, Safety, Environment and Quality Manager
Visiting – Design Manager
Visiting – Supporting Construction and Commercial Directors

2.2 Health, safety, and environmental goals

Goals

- To have no Major accidents on site or adjacent to the site
- To have no Dangerous occurrences on site or adjacent to the site
- To have no Fatalities on site or adjacent to the site
- To have no occupational ill health arising from the project
- To ensure that no environmental damage occurs
- To ensure the minimum disruption to the local community
- To exclude unauthorised persons from the construction site
- To provide safe access to, and egress from, workplaces
- To provide workplaces that are free from risks to the health and safety of persons at work, or affected by the work, as far as is reasonably practicable
- To provide operating conditions so that the lowest reasonably practicable levels of noise and dust are generated by construction activities
- To provide quality assurance in respect to Principal Design services with The Client

2.3 Site security

The contractor is responsible for preventing unauthorised access to the construction site.

The contractor shall be wholly responsible for the security of the site and provide all necessary measures as are reasonably practicable to prevent un-authorised access.

Due to the nature of the site, it is likely that problems associated with vandalism, theft and nuisance could be encountered. Particular account is to be taken of unauthorised persons, especially children and young people, straying into work areas while construction activities are taking place.

All external scaffolds to be erected within the confines of the site boundary fencing. All ground level access will be locked off or removed at the end of each shift to prevent unauthorised access during out off hours where necessary. During Site working hours all delivery gates will be locked (unless being used) at all times and pedestrian access will be via a coded gate. All Site Operatives & Visitors will be asked to sign in & out on the attendance register.

2.4 Localised Hoarding requirements

The contractor will consult the HSG 151 with regards to protecting the public and implement boundary fencing/hoarding adequate to protect the public. The contractor will consider the erection of localised hoarding/screens in respect to segregating hot works and potentially noisy and dusty operations from other onsite activities and as a means of restricting access to these areas.

2.5 Tree & Shrubbery protection

Trees identified for retention will be protected in accordance with BS: 5837 and the approved plans. Tree-protective fencing and ground protection will be provided, necessary to ensure that the root protection areas (RPA's) of retained trees are safeguarded. This will be protected by 2000mm high Heras Fencing in accordance with the guidelines.

2.6 Logistics

Vehicles permitted onto the site must access via the allocated entrance way which will be controlled by the site management and will be limited to only authorised vehicles and agreed deliveries detailed within the weekly delivery schedule.

Transport and site logistic requirements have been analysed to determine safe methods of delivery and removal of materials and work equipment. A Traffic Management Plan will be strictly implemented to reduce and control delivery and removal risks.

- Vehicle speed limits adjacent to the site will be strictly maintained to 5MPH. If deemed necessary, additional banksman will be requested from the sub-contractor accepting the delivery to ensure that all vehicles comply with the site requirements.
- All contractors must brief their transport providers to not plan routes through the adjacent residential roads.
- The Contractor will implement a delivery schedule which requires all deliveries to be pre-booked at least 48hrs prior to delivery on site, the windows for deliveries are broken down

into 1 hr slots. Should deliveries arrive outside their dedicated window they would be sent to a short-term holding area until the site is ready to accept them.

- All deliveries would be given the preferred routes of how they access the site in agreement with Highways, to eliminate the risk of vehicles travelling in already highly congested areas. A left turn into site and left turn out of site policy will be implemented if this improves safety.
- If required, a full time Gateman will be employed who will coordinate with the Sub-contractors onsite.
- Craneage – All Craneage will be via mobile cranes and lifting plans formulated throughout the project to suit the task

2.7 Client Welfare Requirements

To serve the Client's staff and residents who will continue to have a presence on site throughout the works, the following welfare and storage facilities are required:

Office/meeting space requirements:

- Approximate size of office unit to be 8.5m x 5.5m
- Office and communal/meeting space (Office area for two, with meeting space for up to 8)
- Basic kitchenette facility
- Disabled WC (can be separate or adjoined to head office unit)
- Disabled access throughout
- Connection to necessary utilities

Gardeners' store/welfare requirements:

- 40ft shipping container or similar for equipment
- Basic internal racking for equipment storage
- Ramped access for lawnmowers
- Welfare/canteen unit suitable for two (potentially groundhog/oasis unit or similar)
- Separate toilet facilities suitable for two
- Connection to necessary utilities

Demolition & Construction Management Plan

Manor Gardens, Gloucester

Rev – A (July 2022)

2.8 Logistics Plans



Demolition & Construction Management Plan

Manor Gardens, Gloucester

Rev – A (July 2022)

Parking & Vehicles

Due to the site layout, it is not envisaged that parking will be suitable on site in the initial stages of the project. The contractor will contact the nearby James Hopkins Trust/Children & Young People Services to see if it is an option to utilise their car parking facilities, if we cannot however, operatives will be encouraged to utilise the number of local car parks to prevent additional traffic obstruction on nearby residential roads. Under no circumstances will operatives be allowed to park on neighbouring streets as this may hinder access and egress of construction vehicles and obstruct the vision of members of the public using the highway. Managing onsite construction parking will be a Key Performance Indicator in the Contract and will be monitored by the Employer.

Traffic route to site:

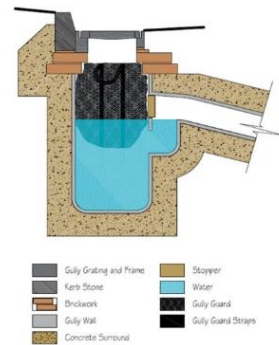


We envisage that traffic to site will include tradesmen & operatives working on site, who will be encouraged to carshare to reduce vehicle traffic & any delivery vehicles that will be scheduled as to avoid any off-site build-up of idling delivery vehicles, where possible delivery vehicles will be limited to rigid transport.

2.9 Wheel Washing

During the groundwork's operations, vehicles exiting the site may carry deposits of mud or concrete trapped within their tyre grooves out onto the adjacent footpath and road. To prevent this from happening a wheel washing regime will be implemented. A designated operative will be responsible for completing the following: -

- Before leaving site, the vehicle will stop and turn off its engine. The driver will inspect the wheels and remove any heavy deposits with scrapers or the like.
- Following step one, wheels will be washed using a high-pressure jet wash lance ensuring that any residual deposits lodged in the tyres are removed. If required, the vehicle will move forward slightly to ensure the complete circumference of the wheel is cleaned
- During winter months, additional gritting is to be applied to wheel wash area
- The above shall be implemented for the duration of the works, including regular road sweeping as required.
- On completion, site operative is to ensure excess water does not migrate onto the road or footpath.
- To assist in preventing dirty water migrating off site, we will install a catchment pit across the front entrance gate and gully guards to local existing gullies (as image).



2.10 Storage of materials

Construction materials such as cement, oils, and fuels for site plant etc have the potential to cause pollution. All fuel, oil and chemical storage must be sited on an impervious base within a secured bund of adequate storage capacity. The risk of fuel spillage is greatest during refuelling of plant. Mobile plant would be refuelled either off site or within a designated area on hard standing. All pumps, hoses etc would be checked regularly.

No fires shall be lit on site for the duration of the works

2.11 Noise, vibration, and dust

Noise and Vibration

It is not envisaged that issues associated with noise and vibration will be encountered but industry recognised controls will be instigated.

Construction Noise

Several safeguards exist to minimise the effects of construction noise, and these will apply during the construction of the proposed development infrastructure. The safeguards include:

- The various EC Directives and UK Statutory Instruments that limit noise emissions of a variety of construction plant;
- Guidance set out in BS5228: Part 1:1997, that covers noise control on construction sites; and
- The powers that exist for local authorities under Sections 60 and 61 of the Control of Pollution Act 1974 to control environmental noise and pollution on Construction sites.

In addition, the following measures will be considered, where appropriate:

- Any compressors brought on to site should be silenced or sound reduced models
- All pneumatic tools should be fitted with silencers or mufflers.

- Deliveries should be programmed to arrive during daytime hours only. Care should be taken when unloading vehicles to minimise disturbance to residents.
- Delivery vehicles should be prohibited from waiting within the site with their engines running; No equipment left running outside of the approved working hours shall be audible.
- All plant items should be properly maintained and operated according to the manufactures' recommendations in such a manner as to avoid causing excessive noise. All plant should be sited so that the noise impact at nearby noise-sensitive properties is minimised.
- Problems concerning noise from construction works can sometimes be avoided by taking a considerate and neighbourly approach to relations with residents.
- Works should not be undertaken outside the hours agreed with the local authority.
- Experience from other sites has shown that by implementing these measures, typical noise levels from construction works can be reduced by 5dB(A) or more. As construction works are temporary and noise levels have been calculated for a worst-case situation no further mitigation measures are considered necessary.

Construction Vibration

The main construction activity that may cause vibration is initial Vibro Piling to improve ground conditions. This activity will be fully risk assessed and a Method Statement compiled based on the risks will be briefed to all operatives, the RAMS will include how vibration will be monitored to ensure they do not exceed agreed limits and what should be done if any exceedances occur.

Construction Dust

During demolition and construction, dust will be controlled on site by dampening down locally using water directed at the area.

No equipment left running outside of the approved working hours shall be audible at the boundary of any occupied dwelling and facilities shall be provided for dampening down to prevent excessive dust. Road sweeping shall be carried out at regular intervals. There shall be no burning on site during the construction phase.

If during dry periods of weather during groundworks or demolition, dust is likely, and we will utilise boundary mist spraying equipment to ensure minimal nuisance to neighbours.

2.12 Local engagement & Complaints Procedure

We will take due care of the community and environment within which we will be working. The site team will have direct responsibility for fostering good community relations with all neighbouring residents and businesses. From the start of this project an individual directly involved in the management of the site will be identified as being specifically responsible for community relations. The single point of contact will be established for all liaison with the public.

We will initiate early and honest communications to establish a good rapport with the community which will help reduce problems that may arise during the construction process. Part of the process will be the inclusion of regular Newsletters keeping our neighbours up to date with what has and will happen on site. We will ensure that any particularly sensitive works or issues are dealt with in a professional and accountable manner, with the public and local community kept informed always.

It is important that members of the public or interested parties can make valid complaints about the construction works. Such complaints can provide a valuable feedback mechanism to which helps to reduce potential impacts on sensitive features and will also allow the construction techniques to be refined and improved. A complaints procedure will be set up on site and complaints dealt with at a higher management level if deemed necessary.

2.13 Demolition - Site Waste

Site waste will be dealt with to the following standards:-

- (a) all waste from the site is dealt with in accordance with the waste duty of care in section 34 of the Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) regulations 1991
- (b) materials will be handled efficiently, and waste managed appropriately

The above standards will be set out in a specific site waste management plan which will detail recycling, sorting, and the appropriate disposal of certain types of waste.

The current intention in relation to the demolition waste from this scheme is to crush as much building waste as possible for re-use in the construction of the main works.

2.14 Existing Tenants that remain during construction

During the construction and refurbishment of the scheme, there are a number of properties where the tenants will remain in-situ during the works. Measures will be put into place to ensure they are supported during the construction and kept safe – a resident liaison will be offered as well as customer service line, regular engagement, and resident meetings etc. Considerations will also need to be made at the main entrance for the site and if it is shared with staff and residents, a safe, segregated access point will be required.

2.15 Archaeology

It is worth noting the Archaeological requirements of the scheme. In line with Planning Condition Nr 4, a suitable specialist will be appointed to provide a Written Scheme of Investigation (WSI) which will be submitted and completed on site when approved. This will be completed independently to the construction of the site.

2.16 Construction Methodology and Programme

TBC – To be added once planning obtained. Anticipated dates as below:

- Demolition summer/autumn 2022
- Construction start winter 2022/2023
- Practical completion spring/summer 2024

2.17 Emergency Procedures

Information on emergency procedures can be found within the Construction Phase Health & Safety Plan prior to start on site, however the Principal Contractor will be expected to provide details of the fire plan. As a minimum, the following information should be included on a drawing:

- Fire points
- Firefighting equipment
- Temporary signage
- Muster points
- Name of appointed persons
- Means of escape

APPLICATION NO: 19/00672/FUL
VALIDATED ON: 18th June 2019

TO

Barnwood Trust
c/o Mr Philip Staddon
PJS Development Solutions Ltd
26 Lea Crescent
Longlevens
GLOUCESTER
GL2 0DU

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Location: Manor Gardens Barnwood Road Gloucester

Proposal: Demolition of existing housing (23 units) and redevelopment of site to provide 46 no. new build dwellings (16 no. 1 bedroom apartments, 24 no. 2 bedroom apartments, 4 no. 3 bedroom houses and 2 no. 3 bedroom bungalows), formation of new access to North Upton Lane and provision of parking, landscaping, external works and stores for bikes, refuse, plant etc. (Amendment relates to Additional Parking Provisions)

In exercise of its powers under the above-mentioned Act and Order the City Council as the Local Planning Authority **GRANT PERMISSION** for the development described above in accordance with the terms of the application and the plan/s submitted therewith subject to the following conditions:

Time limit

Condition 1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Plans

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved drawings:-

Site Plan - Drawing no. AA6514 -2001 Rev G
Ground and First Floor Plan – Drawing no. AA6514 -2002 Rev D
Second Floor and Roof Plan – Drawing no. AA6514 -2003 Rev C
Long Elevations – Drawing no. AA6514 -2004 Rev B
Short Elevations Drawing no. AA6514 -2005 Rev B
Long Elevations with materials – Drawing no AA6514 -2006 Rev B
Long Section - Drawing no. AA6514 -2007 Rev B
External Bin store - Drawing no. AA6514 - 2008 Rev B
Site Location Plan – Drawing no. AA6514 -2013 Rev A
Proposed Site Block Plan - Drawing no. AA6514 -2014 Rev A
Tree Report – Bartlett Consulting Development Site Impact Assessment ref: JH/170053/Rv 1/sh
Tree Constraint Plan with existing site layout JH.170053.TCP.Rev A

Reason

To ensure that the development is carried out in accordance with the approved plans and documents and in accordance with policies contained within the Joint Core Strategy.

Principle

Condition 3

No more than 12 of the 46 new units within the residential development shall be occupied by households which do not include individuals with a disability (being a physical, mental or sensory impairment or condition, which has a substantial and long term adverse effect on an individual's ability to carry out normal day to day activities).

Reason

To define the planning permission

Archaeology

Condition 4

No development or groundworks other than demolition to slab shall commence within the site until a written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. No development or demolition shall take place within the site other than in accordance with the agreed WSI, which shall include a statement of significance and research objectives, and;

- An archaeological impact assessment;
- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- A programme of community and public engagement and outreach; and
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost, in accordance with paragraph 199 of the National Planning Policy Framework and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

Highways

Condition 5

The development shall not be occupied until details of the following schedule of improvements have been submitted to and approved in writing by the Local Planning Authority:-

- 1) Tactile paving at the junction of North Upton Lane with Barnwood Road;
- 2) A pedestrian dropped kerb crossing, including dropped kerbs and tactile paving at Chertson Court junction with Barnwood Road.

The works shall then be carried out in accordance with the details so approved before occupation of the dwellings.

Reason:

To ensure that the appropriate opportunities to promote sustainable transport modes can be taken up in accordance with paragraph 108 of the NPPF to give priority first to pedestrian and cycle movements and facilitate the access to high quality public transport facilities that encourage public transport use in accordance with paragraph 110 of the NPPF.

Condition 6

The vehicular access to North Upton Lane hereby permitted shall not be brought in to use until the existing vehicular access to North Upton Lane has been permanently closed to vehicular traffic and the

footway has been re-instated in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason

To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraphs 108 and 110 of the NPPF.

Condition 7

Notwithstanding the submitted Travel Plan, no dwelling hereby permitted shall be occupied until a Travel Plan have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the details and timetable therein.

Reason

The development would generate a significant amount of movement and to ensure that the appropriate opportunities to promote sustainable transport are taken up in accordance with paragraphs 108 and 110 of the NPPF.

Condition 8

No development shall take place, including any works of demolition, until a Demolition and Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

1. specify the type and number of vehicles;
2. provide for the parking of vehicles of site operatives and visitors;
3. provide for the loading and unloading of plant and materials;
4. provide for the storage of plant and materials used in constructing the development;
5. provide for wheel washing facilities;
6. specify the intended hours of construction operations;
7. specify measures to control the emission of dust and dirt during construction

Reason

To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance with the National Planning Policy Framework.

Condition 9

No dwelling hereby permitted shall be occupied until the 40 proposed cycle parking spaces have been provided in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces shall be retained for the lifetime of the development in accordance with the approved details.

Reason

In the interest of sustainable development and to accord with the NPPF.

Condition 10

The car parking/dropping off and turning areas shown on drawing no. AA6514-2001 Rev F shall be constructed and marked out ready for use before occupation of any of the dwellings hereby permitted and shall thereafter be retained as such for the lifetime of the development.

Reason

To ensure adequate parking provision on site and to accord with the NPPF.

Condition 11

Prior to first occupation of any of the approved residential units, a car parking management plan shall be submitted to and approved in writing by the Local Planning Authority which shall include measures to limit the number of car parking spaces on site to no more than 70 unallocated spaces. The plans shall include :-

1. An annual review for the monthly monitoring of the spaces within the site to show the number of vacant (if applicable) spaces;
2. A survey of car parking availability on the following lengths of roads in accordance with the Lambeth Transport Parking Survey Methodology:

- Weir Bridge Close
- Newstead Road from its junction with Woodland Close
- North Upton Lane between Barnwood Road and Lilliesfield Avenue.

3. The development shall then be carried out and maintained thereafter in accordance with the approved plan.

Reason

To ensure that car parking would not overspill in to neighbouring roads to the detriment of the amenities of residential occupiers, and to accord with paragraphs 108 and 110 of the NPPF 2019.

Condition 12

Notwithstanding the requirements of condition 12 above, the 70 car parking spaces shown on drawing no. AA6514 -2001 Rev G shall be kept available for the parking of cars for the lifetime of the development.

Reason

To ensure that car parking would not overspill in to neighbouring roads to the detriment of the amenities of residential occupiers, and to accord with paragraphs 108 and 110 of the NPPF 2019.

Design

Condition 13

Notwithstanding the approved drawings, no work shall commence on the construction of the external facades/elevations of the buildings until details of the following have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details:-

- Scaled drawings at 1:10 for doors, windows and their recesses, brick and panel details
- Scaled drawings 1:5 or 1:10 for landscaping details – walls, ramps, boundary treatment to include works to North Upton Lane boundary, bin and bike storage
- Scaled drawings for roof details
- Scaled drawings and details for the installation of rainwater goods
- Details of ventilation flues and grills.
- Details of safety measures for roof if access is required.
- Details of lighting
- Details for meter boxes
- Details for security measures – external CCTV
- Details of seagull mitigation
- Details of any cable TV installation and the location of any associated equipment.

Reason

To ensure the satisfactory appearance of the development in accordance with policy SD4 of the Joint Core Strategy.

Condition 14

Details showing how overlooking is to be mitigated from the side elements of the first floor balconies on the eastern end of Block 1, western end of Block 3 and western end of Block 5 shall be submitted to and approved in writing by the Local Planning Authority before occupation of any of the residential units within the Block fitted with that specific balcony. The development shall be carried out and retained in accordance with these approved details.

Reason

To prevent overlooking in accordance with policy SD14 of the JCS.

Landscaping

Condition 15

Before occupation of the proposed development details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping shall include proposed trees that would grow to substantial size and shall be carried in accordance with the approved details before occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning

authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year defects period.

Reason

In the interest of the visual amenity of the area and to accord with policy SD 4 of the Joint Core Strategy

Condition 16

No demolition, site clearance or building operations of any type shall commence nor equipment, machinery or materials be brought on site until tree protection measures have been installed in accordance with the tree retention and protection plan (ref JH/170053/TCP Rev A), and the tree protection measures outlined in the Bartlett Consulting Tree Report dated 17th July 2018. The tree measures shall remain in place until all construction and associated ground works have been completed.

Reason:

To protect the trees and character of the area, and to accord with policy SD4 of the Joint Core Strategy

Drainage

Condition 17

No dwelling hereby permitted shall be occupied until a SuDS maintenance plan for all SuDS/attenuation features and associated pipework has been submitted to and approved in writing by the Local Planning Authority. The maintenance plan shall fully detail the access that is required to meet surface water management components for maintenance purposes as well as showing safe and sustainable removal and disposal of waste from the drainage system, detailing the materials to be used and standard of work required including a method statement. The approved SuDS maintenance plan shall be implemented in full for the lifetime of the development.

Reason

To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding, and to accord with policy INF2 of the Joint Core Strategy.

Condition 18

Prior to the commencement of the development details of the proposed foul water drainage arrangements shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the first occupation of the development hereby permitted.

Reason

In order to ensure that satisfactory foul drainage arrangements are provided in accordance with policy INF2 of the Joint Core Strategy

Levels

Condition 19

Prior to the commencement of development, a detailed plan, showing the levels of the existing site, the proposed levels of the site, the proposed slab levels of the buildings approved and a datum point outside of the site, shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

In order to define the permission and ensure that the development is of a scale and height appropriate to the site in accordance with policy SD4 of the Joint Core Strategy.

Environmental Protection

Condition 20

No demolition or construction works shall be carried out outside the following hours:

Monday to Friday – 0800 to 1800 hours

Saturday – 0800 to 1300 hours

No such works shall be carried out on Sundays, Public or Bank Holidays.

Reason

To safeguard the amenities of the area, having regard to Policy SD14 of the Joint Core Strategy

Condition 21

No dwelling hereby permitted shall be occupied until five Electric Vehicle (EV) 'rapid charge' points have been provided on the site in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The EV rapid charge points shall be retained on site for the lifetime of the development.

Reason:

To ensure a sustainable development and to accord with policy SD3 and INF1 of the Joint Core Strategy

Condition 22**Biodiversity enhancements**

Prior to the occupation of any of the dwellings hereby permitted the recommendations in Chapter 4 of the Cotswold Ecology Preliminary Ecological appraisal dated April 2019 shall be carried out in full.

Reason:

To enhance the biodiversity of the site in accordance with Policies CSP1 and SD9 of the adopted Joint Core Strategy

Condition 23**Cotswold Beechwoods SAC and the Severn Estuary SAC and Ramsar**

On each occupation of each dwelling hereby permitted, homeowner packs shall be distributed to the occupier making them aware of the numerous areas of public open space within Gloucester city and existing foot/cycle path networks and public transport links to reach these city parks. In addition, the homeowner packs shall include best practice guidelines to avoid damaging habitats and/or disturbing wildlife in the protected sites.

Reason:

To ensure no adverse effects on the integrity of the Cotswolds Commons and Beechwoods SAC as a result of the development. Beechwoods SAC as a result of the development.

Waste Management**Condition 24**

Prior to the occupation of any of the dwellings hereby permitted the refuse recycling and storage provision as shown on the approved plan shall be implemented and thereafter retained for the lifetime of the development.

Reason:

In the interest of amenity in accordance with policy SD14 of the JCS .

Informatives.

1. The proposed development would involve works to be carried out on the public highway and the applicant/developer is required to enter in to a legally binding Highway Works agreement including an appropriate bond with the County Council before commencing these works.

Date: 20th March 2020



City Growth and Delivery Manager

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET