

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

County

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

County

Country

Postcode

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

Erection of new building to provide 22 self contained units of supported living accommodation and associated works, including car and cycle parking and landscaping

Reference number

18/00852/FUL

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

11/08/2022

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

Condition number(s)

Conditions 3,5,14,17

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

Condition 3: Photographs of proposed materials [taken from sample held by O'LearyGoss Architects and please see 3192-PA 106A External Materials.pdf]
Roofing material; Redland mini-stonewold roof tile
Walls; white self-coloured render and red brick Wienerberger Cedarwood multi
Condition 5: Please see Gloucester Care Home Construction Phase Plan and Method Statement.pdf
Condition 14: Please see attached documents; 10294-SD001 Soakaway Design BRE 365 Rectangular Pit 10yrs.pdf, 10294-sk2.pdf, 10294-sk3 and SS Test report 751101R.01(00).pdf
Condition 17: Please see Kingsway Biodiversity Enhancement Plan (002).pdf

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

Jenny Goss

Date

15/12/2022

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

Application number: | 18/00852/FUL

Validated on: | 13th July 2018

Site address: | Kingsway Local Centre Thatcham Avenue Kingsway

Proposal: | Erection of new building to provide 22 self contained units of supported living accommodation and associated works, including car and cycle parking and landscaping

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:

Condition 1

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

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

Condition 2

The development hereby permitted shall be carried out in accordance with the application form, and drawing numbers
Site context plan PA101B
Proposed site and roof plan 3102 PA110L
Proposed floor plans PA111F
Proposed elevations PA 112E
Fencing types 392 PA 134b
Landscape proposals 1018-01B
except where these may be modified by any other conditions attached to this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans
ALL DRAWING NUMBERS NEED CHECKING

Condition 3

No work above floor plate level shall be carried out until samples of the external materials proposed to be used 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.

Reason

To ensure that materials are in keeping with the surrounding area and to provide for high quality design

Condition 4

During the construction phase (including demolition and preparatory groundworks), no machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or dispatched from the site outside the following times: Monday-Friday 8.00am to 6.00pm, Saturday 8.00 am to 1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason

To protect the noise climate and amenity of local residents.

Condition 5

Prior to commencement of any development within a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include (but is not limited to):

- a. Site access/egress including routing of construction traffic
- b. Staff/contractor facilities and parking arrangements
- c. Dust mitigation
- d. Noise and vibration mitigation
- e. Mitigation of the impacts of lighting proposed for the construction phase
- f. Measures for controlling leaks and spillages, managing silt and pollutants
- g. Plans for the disposal and recycling of waste
- h. provision for wheel washing

Development shall take place only in accordance with the approved CEMP.

Reason

To protect local amenity from the impacts of short term exposure to noise, traffic movements, vibration, light and dust nuisance.

Condition 6

All planting, seeding, or turfing in the approved details of landscaping as detailed on drawings comprising Landscape proposals 1018-01B, Fencing types 392 PA 134b shall be carried out in the first planting and seeding season following the occupation of the respective building(s) or completion of the respective developments, whichever is the sooner. 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.

Reason

In the interests of visual amenity.

Condition 7

The building shall not be occupied until refuse bin storage facilities have been provided in accordance with the approved plans. The approved facilities shall thereafter be maintained for the lifetime of the development.

Reason

To ensure adequate refuse storage facilities are incorporated in the development and to ensure high quality design.

Condition 8

The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 25m distance in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent carriageway level unless otherwise agreed with the Local Highways Authority.

Reason

To avoid an unacceptable impact on highway safety by ensuring that adequate visibility is provided and maintained to ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

Condition 9

The building hereby permitted shall not be occupied until the site access, vehicular parking, turning and loading/unloading facilities have been laid out and constructed in accordance with the submitted Proposed site and roof plan 3102 PA110L and those facilities shall be maintained available for those purposes thereafter.

Reason

To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraphs 108 and 110 of the National Planning Policy Framework.

Condition 10

The building hereby permitted shall not be occupied until a delineated at grade pedestrian corridor from the parking bays linking to the building entrance(s), as detailed with the submitted Proposed site and roof plan 3102 PA110L, have been made available for use and those facilities shall be maintained available for those purposes thereafter.

Reason

To ensure safe and suitable access to the site can be achieved for all users; to give priority to pedestrians and to address the needs of people with disabilities in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

Condition 11

The building hereby permitted shall not be occupied until the cycle storage provision as detailed on drawing Proposed site and roof plan 3102 PA110L has been provided and those facilities shall be maintained for the duration of the development.

Reason

To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 108 of the National Planning Policy Framework.

Condition 12

Noise levels within the building hereby permitted shall not exceed those set out in BS8233:2014 "Sound Insulation and Noise Reduction for Buildings". Noise levels measured from enclosed outdoor private amenity areas (gardens) should attain the 50dB(A) desirable criteria (Considered by WRS to be the LOAEL) and not exceed the upper limit recommended within BS8233:2014 being 55dB(A) (Considered by WRS to be the SOAEL)**.

Reason

To ensure a satisfactory living environment for residents.

Condition 13

The development hereby approved shall not be brought into use until a maximum of two electric vehicle charging points have been installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and thereafter such spaces and power points shall be kept available and maintained for the use of electric vehicles as approved.

Reason

To encourage sustainable travel and healthy communities

Condition 14

No development shall start until a detailed design, maintenance and management strategy and timetable of implementation for the surface water drainage strategy that accords with the principles as set out in the Phoenix Design Surface Water Design Strategy dated October 2020 and including further detail on both 1 in 30 year and 1 in 100 year rainfall events, has been submitted to and approved in writing by the Local Planning Authority. The submitted details must demonstrate the technical feasibility and viability of the proposed drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development. The scheme for the surface water drainage shall be implemented in accordance with the approved details and timetable and shall be fully operational before the development is first put in to use/occupied.

Reason

To ensure the development is provided with a satisfactory means of drainage and thereby reducing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

Condition 15

No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's organisational licence WML-OR112 (Version 3) and with the proposals detailed on plan 'Kingsway Specialist Housing Local Centre: Impact Map for great crested newts district licensing (Version 1)', dated 3rd November 2021.

Reason

In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence WML-OR112 (Version 3)

Condition 16

No development hereby permitted shall take place except in accordance with Part 1 of the GCN Mitigation Principles, as set out in the District Licence WML-OR112 (Version 3)

Reason

In order to adequately mitigate impacts on great crested newts.

Condition 17

No work above floor plate level shall be carried out until a scheme for biodiversity enhancement for the site and a timetable for provision, have been submitted to and approved in writing by the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for the lifetime of the development for their designed purpose in accordance with the approved scheme.

Reason

To ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area

Condition 18

Full details of any soil or soil forming materials brought on to the site for use in garden areas, soft landscaping, filling and level raising must be provided. Where the donor site is unknown or is brownfield the material must be tested for contamination and suitability for use on site. Full donor site details, proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) must be submitted to and approved in writing by the Local Planning Authority prior to import on to the site.

The approved testing must then be carried out and validity evidence (such as laboratory certificates) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought on to site.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 19

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation.

No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme, unless otherwise agreed by the Local Planning Authority, until requirements 1 to 4 below have been complied with:

1. Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings produced. The risk assessment must be designed to assess the nature and extent of suspected contamination and approved by the Local Planning Authority prior to any further development taking place.
2. Where identified as necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
3. The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
4. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings on site.

Reason

To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 20

Immediately prior to the commencement of any ground works/vegetation removal, an ecologist should inspect the site for common toads and hedgehogs, which are NERC Priority Species. Should any hedgehogs, toads or other amphibians be found, then they should be moved to a safe location away from development activities. The Local Planning Authority shall be notified seven working days prior to the inspection being undertaken and provided with details of the re-location area.

Reason

To ensure proper provision is made to safeguard species and in the interests of biodiversity.

Note 1

This planning permission is pursuant to a planning obligation under Section 106 of the Town and Country Planning Act 1990.

Note 2

The proposed development will require the provision of a footway/verge crossing and the Applicant/Developer is required to obtain the permission of the County Council before commencing any works on the highway.



Jon Bishop - Planning and Development Control Manager

Decision date: 11th August 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET

Structural Engineers

184 Kellaway Avenue
Bristol
BS6 7YL

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T M Ventham
Practice

SUDS MAINTENANCE PLAN

FOR

**AN ASSISTED LIVING DEVELOPMENT
AT
KINGSWAY
GLOUCESTER**

FOR

KITTO GROUP PLC

Ref 10294

DEEMBER 2022

Rev:

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Revisions

First Issue

December 2022

1.0 Introduction

- 1.1 We have been appointed by Kitto Group PLC to provide a SuDS Maintenance Plan (SMP) for their proposed Assisted Living Development at Kingsway Gloucester to enable the storm water drainage system to be maintained and operated as intended within the design.

2.0 Proposed Storm Water Drainage System

- 2.1 The proposed storm water drainage system is as shown on drawing No's 10294-SK2 & SK3
- 2.2 The storm water drainage system within the site has been designed with on-site storage components.
- 2.3 The SuDS system aims to manage the rainfall and control the flow and volume of water leaving the development.
- 2.4 The prevention of pollution will be achieved by intercepting silt and cleaning runoff from hard surfaces.
- 2.5 The flood risks to the site have been ascertained within the Flood Risk Assessment dated June 2018 carried out by the T M Ventham Practice.
- 2.6 The end users of this development employ maintenance staff to run and maintain their sites.

3.0 SuDS on this Development

- 3.1 During rainfall events storm water run-off from the roof is collected by gutter and downpipe and from the car parking and patio areas via slot drain. The water is then conveyed through the site by below ground pipes into the perforated pipe / cellular crate soakaway.
- 3.2 The run-off will be contained on site within the perforated pipe / cellular crate soakaway before permeating into the natural ground.
- 3.3 Any flood exceedance in the car park areas will be held on the car park area surface and either drain directly into the existing surface water system via the gully in the corner of the car parking area or when the system allows via the slot drain to the perforated pipe / cellular crate soakaway.

4.0 Managing SuDS

- 4.1 The SuDS have been designed for easy maintenance to comprise:
- Regular day to day care – litter collection, regular gardening to control vegetation growth and checking inlets where water enters the SuDS feature.
 - Occasional tasks – checking the SuDS feature and removing any silt that builds up in the SuDS feature.
 - Remedial Work – repairing damage where necessary.

5.0 SuDS Scheme Checklist

- 5.1 The following lists the SuDS components and extra features which are found on site:
- Perforated pipe / cellular crate soakaway - this will accept surface water runoff from the roof areas and hardstanding areas.
 - Manholes, Inspection Chambers and Catch Pits, - these are used on bends or where pipes come together, they allow access and cleaning to the system if necessary.
 - Inlet Structures such as rain water down pipes, slot drains and gullies - these should be free from obstruction at all times to allow free flow through the drainage network.
 - Class 1 By-pass Separator - this will accept the run off from the car parking area prior to discharging into the perforated pipe / cellular crate soakaway.
 - Below ground drainage pipes - these convey the water to the SuDS, they should be free from obstruction at all times to allow free flow.

6.0 Sustainable Drainage Maintenance Specification

- 6.1 General Requirements
- Avoid use of weed-killers and pesticides to prevent chemical pollution
 - Avoid de-icing agents wherever possible
 - Protect all below ground drainage through careful selection and placement of hard and soft landscaping.

GENERAL REQUIREMENTS	
General Requirements	Frequency
Litter: Collect all litter or other debris and remove it from site at each visit.	Monthly

6.2 Perforated Pipe / Cellular Crate Soakaway

- Soakaways allow the collected run-off water to permeate into the natural ground.

PERFORATED PIPE / CELLULAR CRATE SOAKAWAY	
Regular Maintenance	Frequency
Inspect and identify any areas that are not operating correctly. Remove debris from the catchment surface (where it may cause risk to performance) Remove sediment from the perforated pipe. Remove sediment from inlet structures and inspection chambers. Maintain vegetation to designed limits within the vicinity of below ground systems to avoid damage to the system.	Monthly or as required
Remedial work	Frequency
Repair physical damage if necessary	As required
Monitoring	Frequency
Inspect all inlets to ensure that they are in good condition and operating as designed.	Annually or after large storms

6.3 Inlet structures and Inspection Chambers

- Inlet Structures such as rain water down pipes, gullies and slot drains should be free from obstruction at all times to allow free flow through the SuDS.
- Manholes and Inspection Chambers are used on bends or where pipes come together, they allow access and cleaning to the system if necessary.
- Catch Pits are chambers that have an invert level lower than the incoming and outgoing pipework to enable any solids within the water flow to settle out.

INLET STRUCTURES AND INSPECTION CHAMBERS	
Regular Maintenance	Frequency
Inlet Structures Inspect rainwater down pipes, gullies and slot drains removing obstructions and silt as necessary. Check there is no physical damage.	Monthly Monthly
Manholes and Inspection Chambers Remove cover and inspect, ensuring that the water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in Autumn	Annually or after large storms
Catch Pits Remove cover and inspect, ensuring that the water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in Autumn	Annually or after large storms
Remedial work	Frequency
Repair physical damage if necessary	As required

6.4 Class 1 By-pass Separator

- Class 1 By-pass separator is a trap used to filter out hydrocarbon pollutants from rainwater runoff.

CLASS 1 BY-PASS SEPARATOR	
Regular Maintenance	Frequency
Inspect and identify any areas that are not operating correctly. If required take remedial action.	Every 6 months
Clean out any oil and silt from Interceptor.	Audio Visual Alarm
Remedial Work	Frequency
Repair physical damage if necessary	As required

6.5 Below ground drainage pipes

- Below ground drainage pipes convey water to the SuDS system, they should be free from obstruction at all times to allow free flow.

BELOW GROUND DRAINAGE PIPES	
Regular Maintenance	Frequency
Inspect and identify any areas that are not operating correctly. If required take remedial action.	Monthly for 3 months then annually
Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
Remove sediment from inlet structures and inspection chambers.	Annually or as required
Maintain vegetation to designed limits within the vicinity of below ground drainage pipes and tanks to avoid damage to system.	Monthly or as required
Remedial work	Frequency
Repair physical damage if necessary	As required
Monitoring	Frequency
Inspect all inlets to ensure that they are in good condition and operating as designed.	Annually
Survey inside of pipe runs for sediment build up and remove if necessary.	Every 5 years or as required

6.7 Spillage – Emergency Action

- Most spillages on development are of compounds that do not pose a serious risk to the environment if they enter the drainage in a slow and controlled manner with time available for natural breakdown in a treatment system. Therefore, small spillages of oil, milk or other known organic substances should be removed where possible using soak mats as recommended by the Environment Agency, with residual spillage allowed to bioremediate in the drainage system.
- In the event of a serious spillage, either by volume or of unknown or toxic compounds, then the spillage should be isolated with soil, turf or fabric and outlet pipes from chamber(s) blocked downstream of the spillage with a bung(s). (A bung for blocking pipes may be made by wrapping soil or turf in a plastic sheet or closely woven fabric.). The Environment Agency should be contacted immediately with details of the spillage.



T M Ventham CEng MStructE

For Terms and Conditions please see www.tmventham.com/practice.htm

Job :

Structural Engineers

Assisted Living Development
Kingsway
Gloucester

184 Kellaway Avenue
Bristol
BS6 7YL

Telephone :

Email :

Job number

Sheet

date

10294 SD001

30/11/22

T M Ventham

Practice

Soakaway Design

Return Period 10 Years

Location England and Wales

Ratio of 60 minute to 2 day rainfalls of 5 year return period (BRE digest 365-fig 1) $r = 0.35$

Impermeable area (sq.m.)

$A = 1685$

Infiltration rate (m/s)

$f = 0.0000232$

Free Volume (%)

$V_{free} = 95$

Rectangular Pit Design

Duration	M5 rainfalls	Growth factor Z2	Return Period rainfall	Inflow m3	Outflow m3	Storage Req'd m3
5mins	7.10	1.21	8.58	14.45	0.12	14.33
10mins	10.10	1.22	12.36	20.83	0.24	20.59
15mins	12.30	1.23	15.15	25.53	0.36	25.17
30mins	15.70	1.24	19.47	32.80	0.73	32.08
1 hour	20.00	1.24	24.80	41.79	1.45	40.33
2 hour	24.40	1.24	30.26	50.98	2.91	48.07
4 hour	29.90	1.22	36.48	61.47	5.81	55.65
6 hour	33.80	1.21	40.83	68.80	8.72	60.08
10 hour	38.90	1.19	46.41	78.20	14.53	63.66
24 hour	49.60	1.17	58.03	97.78	34.88	62.91

Pit Length (m)

$l = 39.00$

Pit Width (m)

$w = 4.50$

Pit Depth below pipe invert (m)

$d = 0.40$

Surface Area of soakaway to 50% storage depth (m2)

$As_{50} = 17.40$

Outflow Factor (m3/s) = $As_{50} \times f$

$AF = 0.000404$

Required storage volume (m3)

$S_{reqd} = 63.66$

Soakaway storage volume (m3)

$S_{act} = 66.69$ **OK**

Time to emptying soakaway to half volume (hours)

$TS_{50} = 21.90$ **OK**

Wessex Ecological Consultancy

28 Egerton Road, Bishopston, Bristol BS7 8HL

Email:

Web: wessexeco.co.uk



**ASSISTED LIVING DEVELOPMENT, KINGSWAY,
GLOUCESTER**

BIODIVERSITY ENHANCEMENT PLAN

For

KITTO GROUP PLC

OCTOBER 2022

BIODIVERSITY ENHANCEMENT PLAN

1 INTRODUCTION

The aim of this plan is to set out measures that will be taken to maximise opportunities for biodiversity enhancement associated with this scheme, as required by condition 17 of the planning consent:

“No work above floor plate level shall be carried out until a scheme for biodiversity enhancement for the site and a timetable for provision, have been submitted to and approved in writing by the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for the lifetime of the development for their designed purpose in accordance with the approved scheme.”

The site was previously in use as a retail development and lacks any existing vegetation or other features of nature conservation value.

2 AIMS AND OBJECTIVES

2.1 Aims

To maximise opportunities for biodiversity on the site within the constraints of other land use requirements.

2.2 Objectives

- 1 To provide nectar sources for bees and other pollinating insects.
- 2 To provide larval food plants for insects.
- 3 To provide cover for birds, insects and other invertebrates.
- 4 To provide food and nesting opportunities for birds.
- 5 To enhance ecological connectivity through the surrounding area.

The scale of the development and associated landscaping means that many of the enhancement measures are targeted at insects. However, enhancement for insects will also benefit birds, bats and other wildlife that preys on invertebrates.

3 MANAGEMENT PRESCRIPTIONS

3.1 Herbaceous Planting

Herbaceous planting is specified in the landscape plan. The planting scheme includes a large proportion of flowering species that are of known value for pollinating insects and are included in relevant guidance such as that published by the Royal Horticultural Society. These plants include *Bergenia*, *Geranium spp*, *Lamium maculatum*, *Pulmonaria spp* and *Sedum (Hylotelephium) spectabile*. This list will ensure that nectar is provided from the spring (*Pulmonaria*) through the summer (*Geranium*) into the autumn (*Hylotelephium*) and to a range of insects including bees

and other specialists (*Lamium* and *Lamiastrum*) and generalists such as hoverflies (*Geranium* and *Hylotelephium*).

3.2 Shrub Planting

The shrub planting, which is also specified in the landscaping plan, will include several species of value for pollinating insects. These plants include *Brachyglottis*, *Hebe*, *Lavendula*, *Potentilla fruticosa* and *Salvia officinalis*. As with the herbaceous species, these include species such as *Lavendula* and *Salvia* that are particularly attractive to bees and species such as *Brachyglottis* and *Hebe* that are used by a wide range of generalist pollinators. Species such as *Abelia* (*Linnaea*) that produce nectar at night are attractive to moths, which benefits bats.

3.3 Tree Planting

The inclusion of trees on the site will be of particular value in enhancing ecological connectivity. The planting list includes native species such as field maple (*Acer campestre*) and hornbeam (*Carpinus betulus*): both are valuable as larval foodplants for insects and produce seeds that are a food source for several species of bird. The planting also includes species in the genera *Malus*, *Pyrus* and *Prunus* and although these are not native they are closely related to native species and they support a similar range of larvae. These include caterpillars of Section 41 moth species such as green-brindled crescent, figure of eight, pale eggar, lackey and brindled beauty, all of which occur in the surrounding area. These tree species also provide valuable early nectar for insects and fruit eaten by birds and other wildlife.

3.4 Other Features

Insect hotels will be provided at the locations shown on the map below.

Bird boxes (1B Schwegler or a similar design) will be fitted on the north and west facing walls of the bin store.

4 MANAGEMENT

The planting will be carried out in the first planting season following completion of the construction works.

Pesticides will not be used on any part of the scheme.

Management over the establishment phase is specified in the landscaping plan. New planting will be watered as necessary. The scheme will be inspected annually over the first five years of the scheme and failed planting will be replaced. Mulches will be replaced as necessary.

Tree stakes and ties will be inspected annually and will be adjusted as necessary.

Ongoing management of the vegetation and other features will be the responsibility of a management company, funded by a charge on residents. The planting scheme has been designed to reduce the level of management required.

Planting will be inspected on a regular basis at least once a month. Dead and diseased plants will be removed and replaced. Plants will be trimmed back to keep paths and

Insect hotels and bird boxes will be inspected annually in January and will be replaced or repaired as necessary.

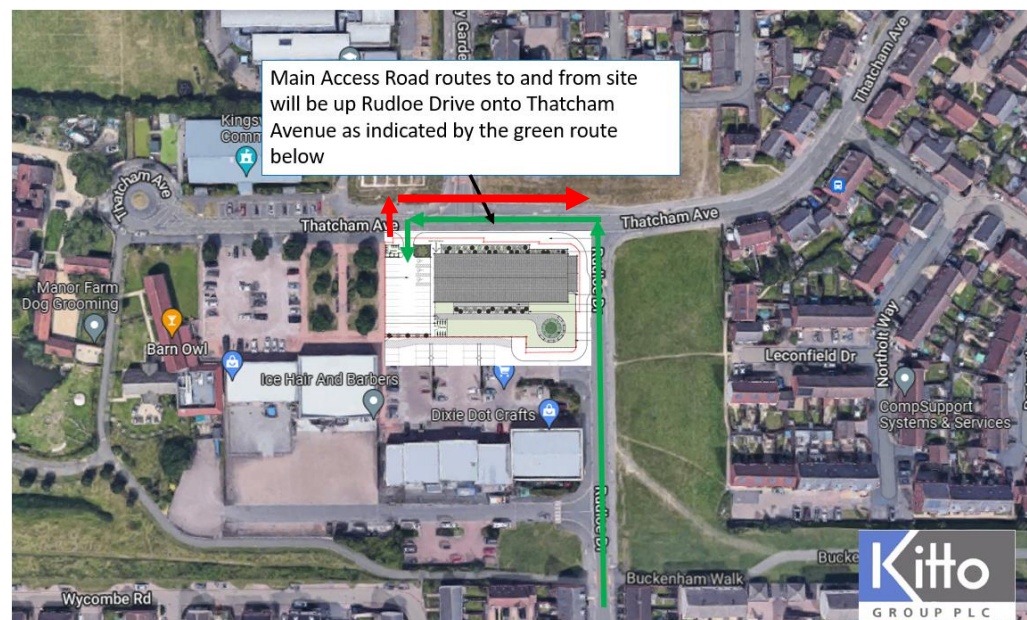
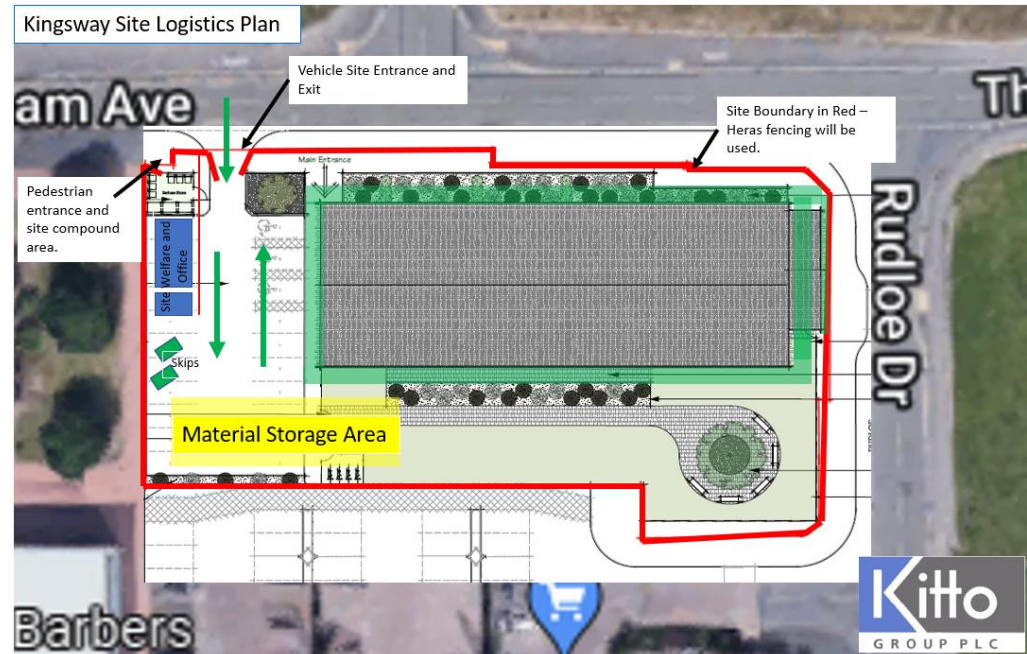


CONSTRUCTION PHASE MANAGEMENT PLAN AND METHOD STATEMENT

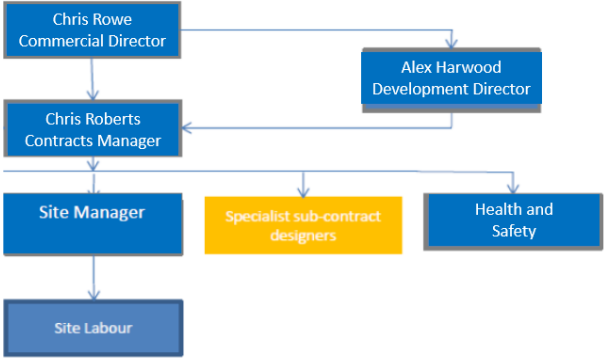
Project	New Care Home, Kingsway Gloucester
Project Address	Thatcham Avenue, Quedgeley, Gloucester, GL2 2GT
Introduction	This construction phase method statement has been prepared by Kitto Construction for the submission to the Local Planning Authority and indicates measures to mitigate against adverse effects of noise, dust and traffic generation during the construction of the proposed development.
Working Hours	0800-1730 Monday to Friday. (Saturdays 0800 – 1300 when and if required) No Sundays or public holidays.
Project Description	<p>The project is the construction of a new build 22 bed Extra Care apartments on an area of land adjacent the Kingsway Local Centre.</p> <ul style="list-style-type: none"> - The foundations to the building are to be constructed from mass concrete foundations - The floor slabs will comprise of a beam and block floor on the ground floor and concrete planks on the 1st floor. - The external substructure and superstructure cavity walls will be constructed from concrete inner blocks and a facing brick. - The new roof will be supported by a combination of a truss roof and a cut timber roof followed by the roof finish. - Fit out which includes mechanical, electrical and associated finishes
Programme	The programme is 64 weeks with a proposed commencement by the end of March 2023 for completion in June 2024
Noise	The main element of works that could cause some noise disturbance would be during the groundworks phase. The work will be completed during the allowed working times and consideration will be taken on anything going on in the surrounding area. There is a preschool located nearby and construction of new church on an adjacent parcel of land which will be operational during the construction phase of the new care home.
Dust	<p>The following controls measures will be utilised where required and appropriate to control dust on the site:</p> <ul style="list-style-type: none"> - Dampening down of haul roads - Public highways are regularly swept - Wheel Washing on site exits - Skips leave site covered - Dust screens or fencing - Use of water in cutting and grinding
Lighting	During the construction of the project there will be times when additional lighting will be required for the health and safety of site personal. This will only be operational during working hours and switched off otherwise. Once the structure is in place there will also be emergency safety lighting within the building that will remain on at all times.
Environmental	All waste will be segregated as much as possible onsite into separate skips. Spill kits will be onsite for emergencies, nappies will be used for any refuelling and there will be a skip used for the concrete wash out. Muck away operations will be undertaken from hard standing to limit the potential build up of silt, if there is a need then silt traps will be installed and maintained.

Traffic Management and Parking

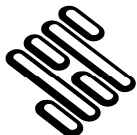
Prior to commencement onsite a detailed traffic plan is produced identifying all routes for vehicles and pedestrians. These will include segregation of public traffic if required along with the main highway routes. This plan will be highlighted to all site personnel on induction. A first draft of the traffic plan and logistics plan can be seen below.



There will be no contractor parking in the local centre parking area to ensure the construction work does not congest the area and shared parking will be encouraged to limit the amount of vehicles.

Complaints Procedure	<p>There will be a sign board with a full description of the project with the contractor's information installed on the front of the site. There will also be a complaints file within the site office where all communications with the public will be recorded. If any complaints cannot be dealt with by the site manager then either the contracts manager or the construction director is always available. Their contact details will be available in the site office. The below organogram illustrates how the project as a whole is managed within the company and details the responsibilities to the site manager.</p>  <pre> graph TD CR[Chris Rowe Commercial Director] --> CRob[Chris Roberts Contracts Manager] AH[Alex Harwood Development Director] --> CRob CRob --> SM[Site Manager] SM --> SL[Site Labour] SM --> SSD[Specialist sub-contract designers] SM --> HS[Health and Safety] </pre>
Wheel Washing	<p>There will be a jet wash onsite at all times along with a general operative and when required each vehicle will have their wheels washed down prior to leaving the site. This will also enable the site to keep the immediate public road clean and clear. If required there will be regular road sweeping being undertaken during any heavy vehicle operations. This can be seen in the logistics plan above.</p>

There will be a full time site manager at all times to monitor all procedures including those listed above will be followed to ensure compliance. It is the intention of Kitto Construction to prepare a Construction Phase Plan prior to commencing onsite.



STRUCTURAL SOILS LTD

INSITU TESTING REPORT



1774

Report No. 751101R.01(00)

Date 24-November-2022 Contract Kingsway, Gloucester

Client Kitto Group Plc
Address Colston Mews
174a Cheltenham Road
Bristol
BS6 5RE

For the Attention of Alex Harwood

Order received	18-November-2022	Client Reference	None
Testing Started	23-November-2022	Client Order No.	None
Testing Completed	23-November-2022	Instruction Type	Written

Tests marked 'Not UKAS Accredited' in this report are not included in the UKAS Accreditation Schedule for our Laboratory.

UKAS Accredited Tests

3no. Plate load tests carried out at locations specified by the client.

Not UKAS Accredited Tests

2no. BRE365 soakaway tests carried out at locations specified by the client.

1no. BS6297 percolation test carried out at location specified by the client.

The results represent the ground conditions at the specified locations and depths at the time of testing.

Please Note: Remaining samples will be retained for a period of one month from today and will then be disposed of.
Test were undertaken on samples 'as received' unless otherwise stated.
Opinions and interpretations expressed in this report are outside the scope of accreditation for this laboratory.

Structural Soils Ltd 1a Princess Street Bedminster Bristol BS3 4AG Tel.0117 9471000. e-mail dimitris.xirouchakis@soils.co.uk

TESTING VERIFICATION CERTIFICATE



1774

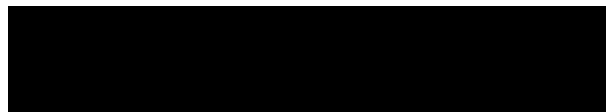
The test results included in this report are certified as:-

ISSUE STATUS: **FINAL**

In accordance with the Structural Soils Ltd Laboratory Quality Management System, results sheets and summaries of results issued by the laboratory are checked by an approved signatory. The integrity of the test data and results are ensured by control of the computer system employed by the laboratory as part of the Software Verification Program as detailed in the Laboratory Quality Manual.

This testing verification certificate covers all testing compiled on or before the following datetime: **24/11/2022 13:51:42**.

Testing reported after this date is not covered by this Verification Certificate.



Approved Signatory
Sam Handcock (Site Testing Manager)

(Head Office)
Bristol Laboratory
Unit 1A, Princess Street
Bedminster
Bristol
BS3 4AG

Castleford Laboratory
The Potteries, Pottery Street
Castleford
West Yorkshire
WF10 1NJ

Hemel Laboratory
18 Frogmore Road
Hemel Hempstead
Hertfordshire
HP3 9RT

Tonbridge Laboratory
Anerley Court, Half Moon Lane
Hildenborough
Tonbridge
TN11 9HU



**STRUCTURAL
SOILS LTD**

Contract:

Kingsway, Gloucester

Job No:

751101



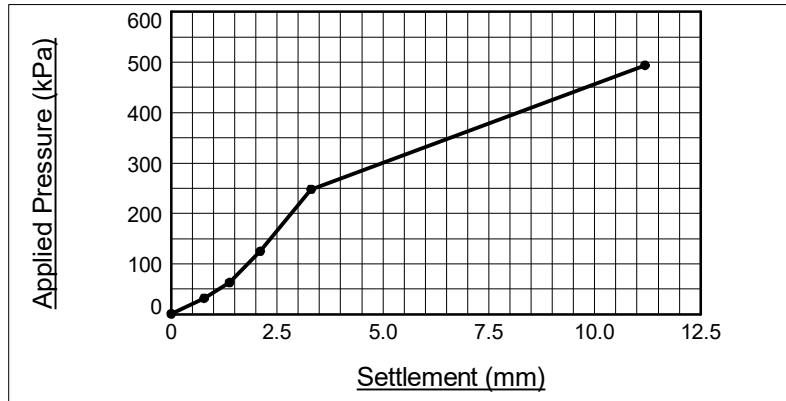
PLATE LOADING TEST - INCREMENTAL

BS1377:Part 9:1990, Clause 4.1

Position ID: **PB1**

Depth (m) : **0.00**

Date of Test : **23/11/22**



Applied Pressure (kPa)	Average Settlement (mm)
1	0.000
32	0.777
63	1.377
125	2.100
248	3.303
494	11.187

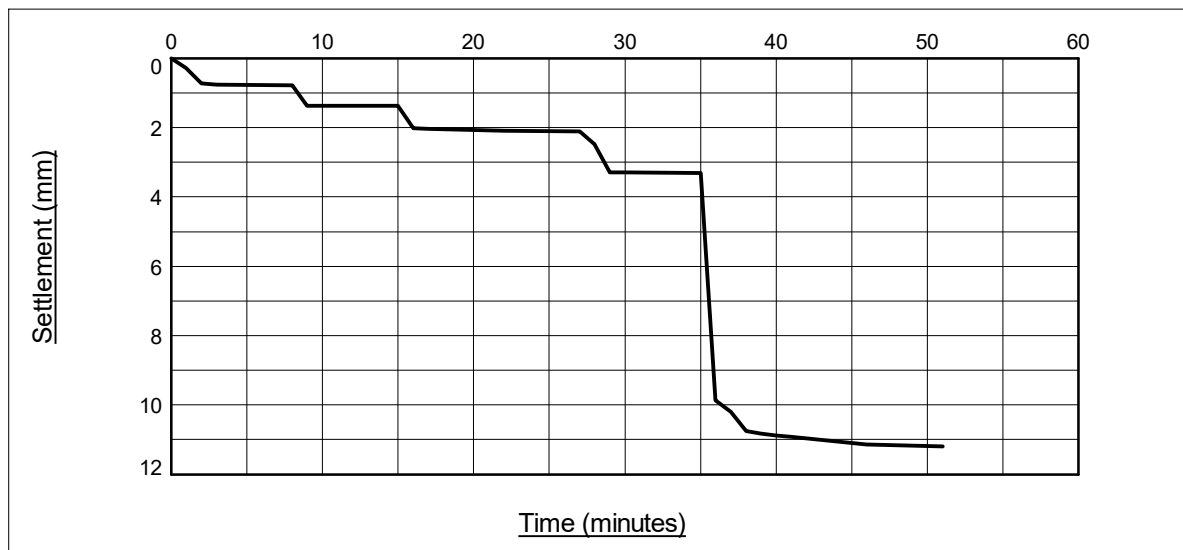


Plate Diameter (mm): **455**
Maximum Applied Pressure (kPa): **494**

Reaction Load : **9 Tonne Tracked Excavator**
Maximum Applied Deformation (mm) : **11.187**

Modulus of Subgrade Reaction at 1.25mm

Applied Pressure: **56** kPa Conversion to k_{762} : **$k_{455} \times 0.6288$**
 k_{455} : **44800** kN/m²/m k_{762} : **28170** kN/m²/m

Approximate Equivalent CBR Value (%): **3.1**

Calculations derived from section 7.14 of Department of Transport, Interim Advice Note 73/06 (Draft HD25) February 2009 Design Guidance for Road Pavement Foundations

Additional Information

Environmental Conditions at Time of Test: **Overcast**

Start Temperature: **10°C**

End Temperature: **10°C**

Distance Between Plate and Wall of Pit (m): **0.2**



STRUCTURAL SOILS
1a Princess Street
Bedminster
Bristol
BS3 4AG

Compiled By

Date

Contract

Kingsway, Gloucester

Contract Ref:

751101

KATIE LIMACHER

23/11/22

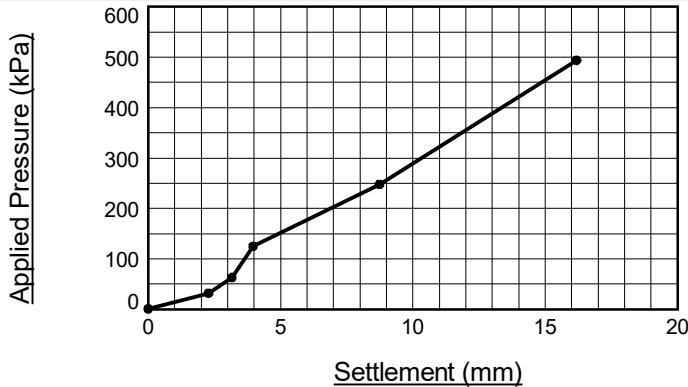
PLATE LOADING TEST - INCREMENTAL

BS1377:Part 9:1990, Clause 4.1

Position ID: **PB2**

Depth (m) : **0.00**

Date of Test : **23/11/22**



Applied Pressure (kPa)	Average Settlement (mm)
1	0.000
32	2.277
63	3.160
125	3.960
248	8.743
494	16.180

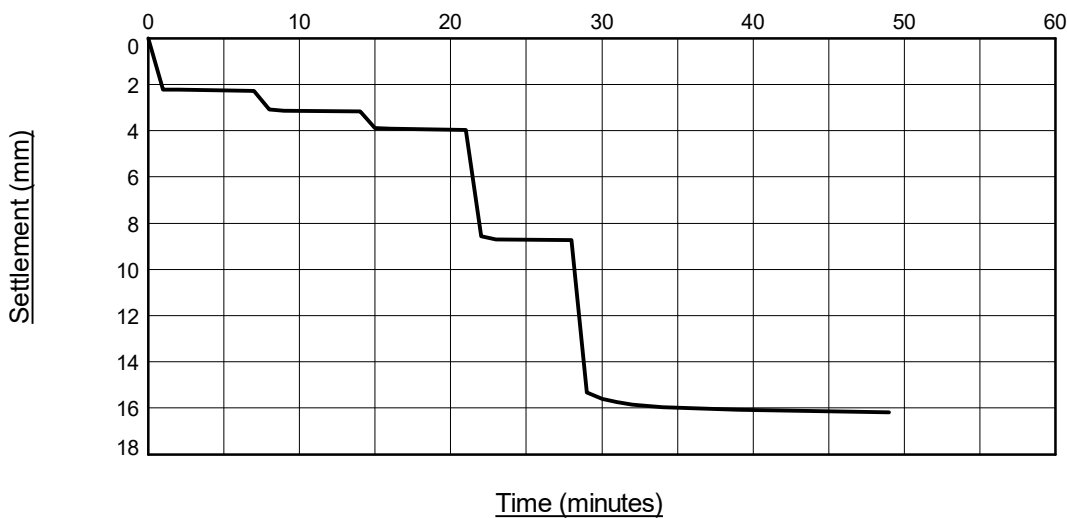


Plate Diameter (mm): **455**
Maximum Applied Pressure (kPa): **494**

Reaction Load : **9 Tonne Tracked Excavator**
Maximum Applied Deformation (mm) : **16.180**

Modulus of Subgrade Reaction at 1.25mm

Applied Pressure: **18** kPa
 k_{455} : **14400** kN/m²/m

Conversion to k_{762} : **$k_{455} \times 0.6288$**
 k_{762} : **9055** kN/m²/m

Approximate Equivalent CBR Value (%): **0.44**

Calculations derived from section 7.14 of Department of Transport, Interim Advice Note 73/06 (Draft HD25) February 2009 Design Guidance for Road Pavement Foundations

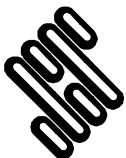
Additional Information

Environmental Conditions at Time of Test: **Overcast**

Start Temperature: **9°C**

End Temperature: **9°C**

Distance Between Plate and Wall of Pit (m): **0.2**



STRUCTURAL SOILS
1a Princess Street
Bedminster
Bristol
BS3 4AG

Compiled By

Date

Contract

Kingsway, Gloucester

Contract Ref:

751101

KATIE LIMACHER

23/11/22

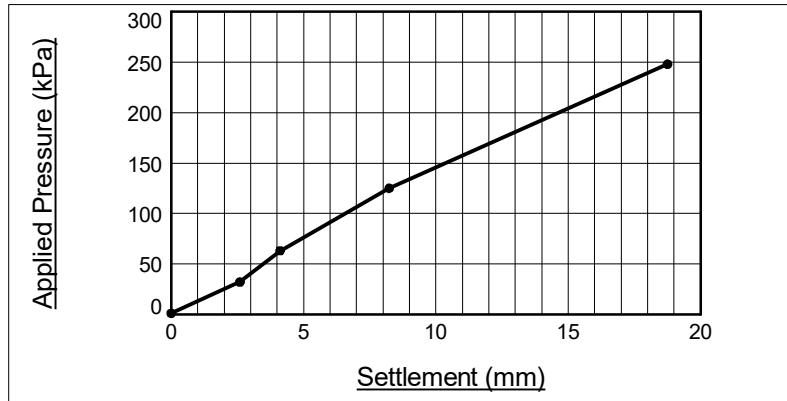
PLATE LOADING TEST - INCREMENTAL

BS1377:Part 9:1990, Clause 4.1

Position ID: **PB3**

Depth (m) : **0.00**

Date of Test : **23/11/22**



Applied Pressure (kPa)	Average Settlement (mm)
1	0.000
32	2.593
63	4.107
125	8.237
248	18.757

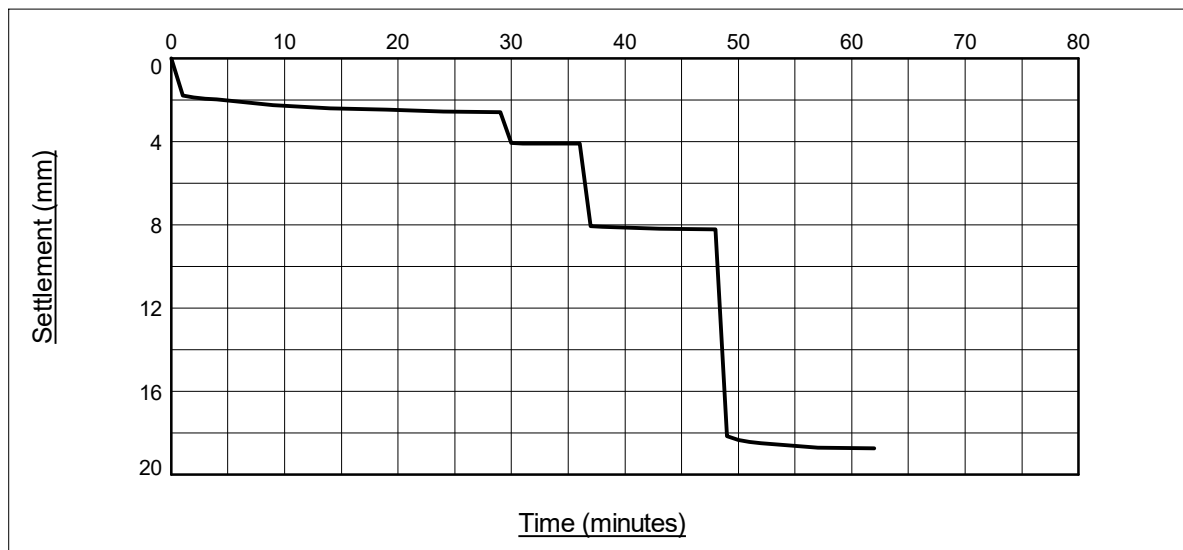
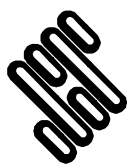


Plate Diameter (mm):	455	Reaction Load :	9 Tonne Tracked Excavator
Maximum Applied Pressure (kPa):	248	Maximum Applied Deformation (mm) :	18.757

Modulus of Subgrade Reaction at 1.25mm			
Applied Pressure:	16	kPa	Conversion to k_{762} : $k_{455} \times 0.6288$
k_{455} :	12800	kN/m ² /m	k_{762} : 8049 kN/m ² /m
Approximate Equivalent CBR Value (%): 0.36			
Calculations derived from section 7.14 of Department of Transport, Interim Advice Note 73/06 (Draft HD25) February 2009 Design Guidance for Road Pavement Foundations			

Additional Information	
Environmental Conditions at Time of Test: Overcast	
Start Temperature: 9°C	
End Temperature: 9°C	
Distance Between Plate and Wall of Pit (m): 0.2	
Remarks: Dials gauges ran out of travel when pressure increased to 494kPa	



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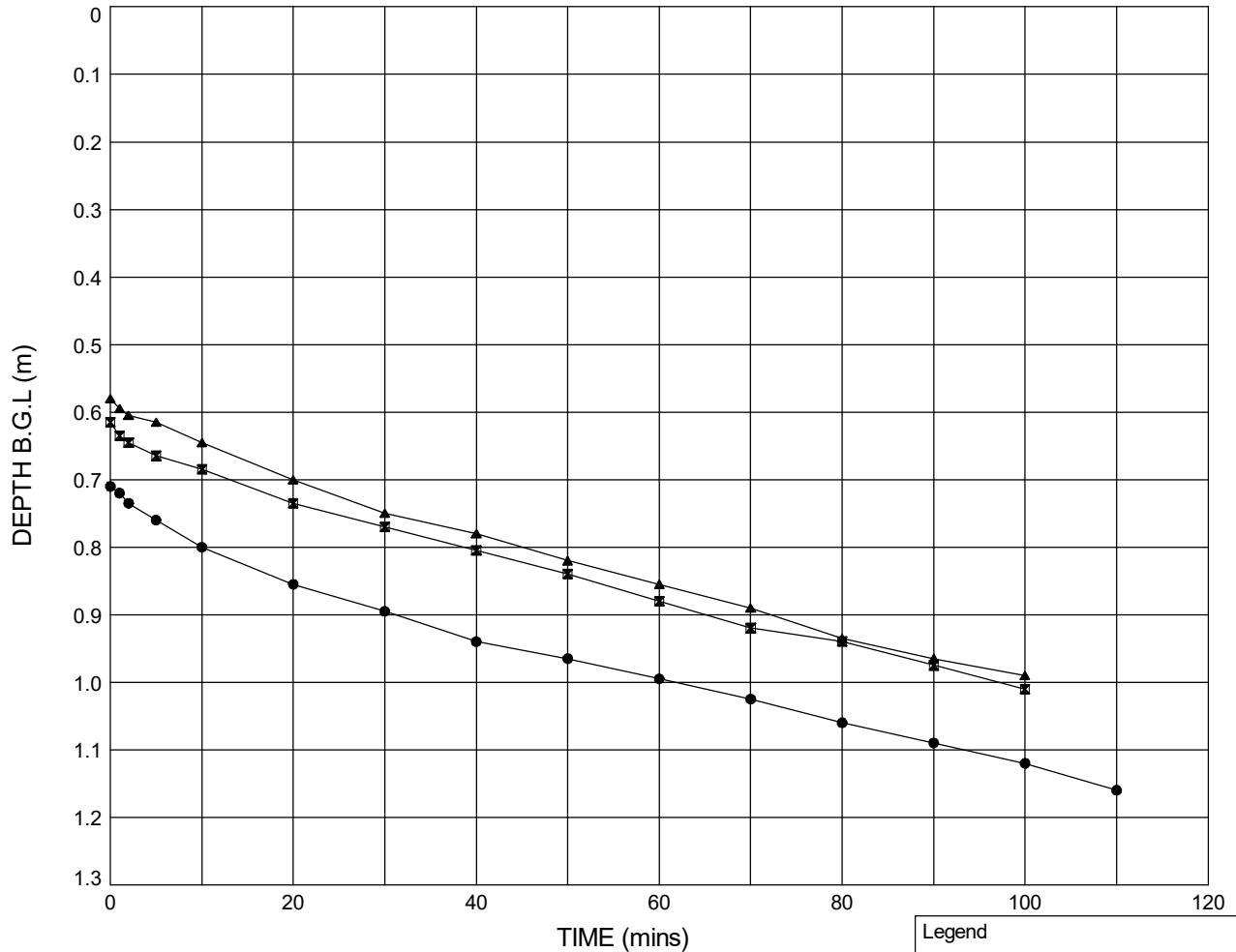
Compiled By		Date
SAM HANDCOCK		24/11/22
Contract	Contract Ref:	
Kingsway, Gloucester	751101	

FULL SCALE SOAKAWAY TEST

In accordance with BRE Digest 365

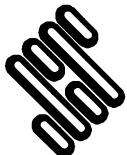
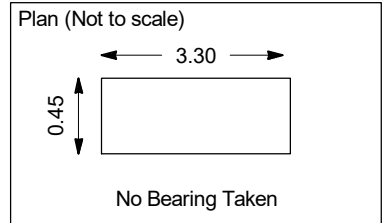
Soakaway Test - Position ID : **SA1**

PLOT OF DEPTH OF WATER BELOW GROUND LEVEL AGAINST TIME



	Test 1	Test 2	Test 3	
Pit start depth:	= 1.34	1.27	1.07	m
Pit final depth:	= 1.27	1.07	1.07	m
Effective depth, D_e	= 0.56	0.46	0.49	m
Effective storage volume, V_{p75-25}	= 0.4158	0.3378	0.3638	m ³
Surface area, a_{s50}	= 3.5850	3.1913	3.3225	m ²
Time, t_{p75-25}	= 5005	3954	3820	secs
Infiltration rate, f	= 2.32×10^{-5}	2.68×10^{-5}	2.87×10^{-5}	m/s

Legend		
●	Test 1	(23.11.22)
■	Test 2	(23.11.22)
▲	Test 3	(23.11.22)



STRUCTURAL SOILS
1a Princess Street
Bedminster
Bristol
BS3 4AG

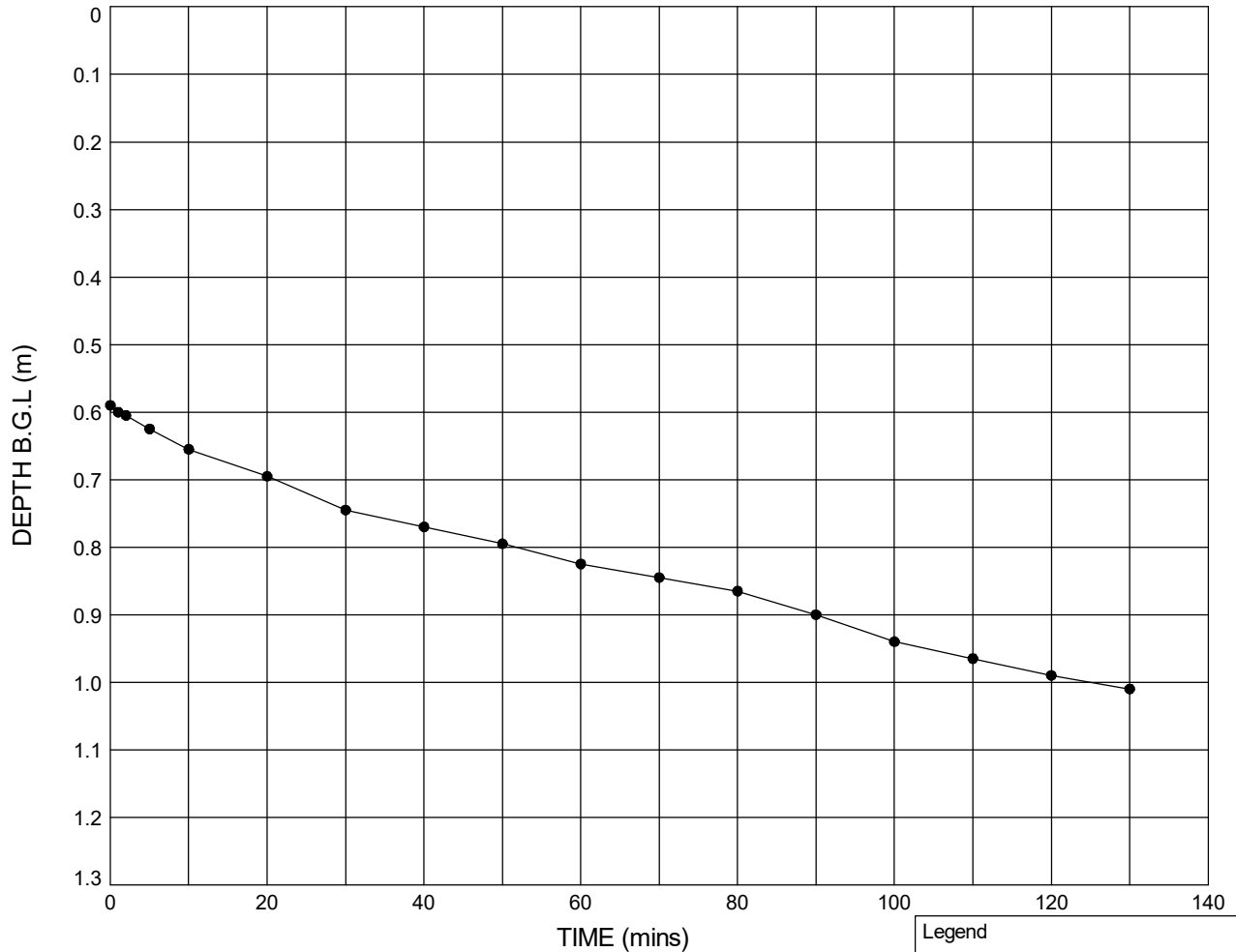
Compiled By	Date	Checked By	Date
[Redacted]	24/11/22	[Redacted]	24/11/22
Contract Kingsway, Gloucester		Contract Ref: 751101	

FULL SCALE SOAKAWAY TEST

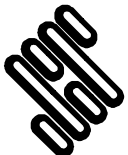
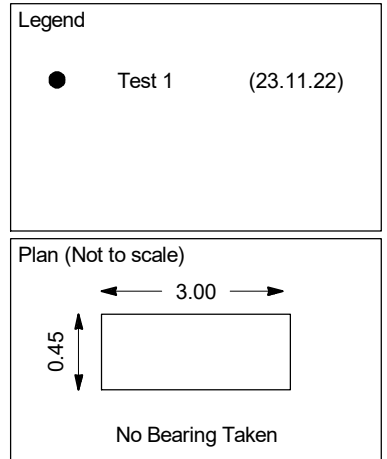
Non-standard test

Soakaway Test - Position ID : **SA2**

PLOT OF DEPTH OF WATER BELOW GROUND LEVEL AGAINST TIME



Test 1
 Pit start depth: = **1.25** m
 Pit final depth: = **1.21** m
 Effective depth, D_e = **0.62** m
 Effective storage volume, V_{p75-25} = **0.4185** m³
 Surface area, a_{s50} = **3.4890** m²
 Time, t_{p75-25} = **7350** secs
 Infiltration rate, f = **1.63×10^{-5}** m/s
 Please note test data was extrapolated to obtain $tp_{75-tp_{25}}$.



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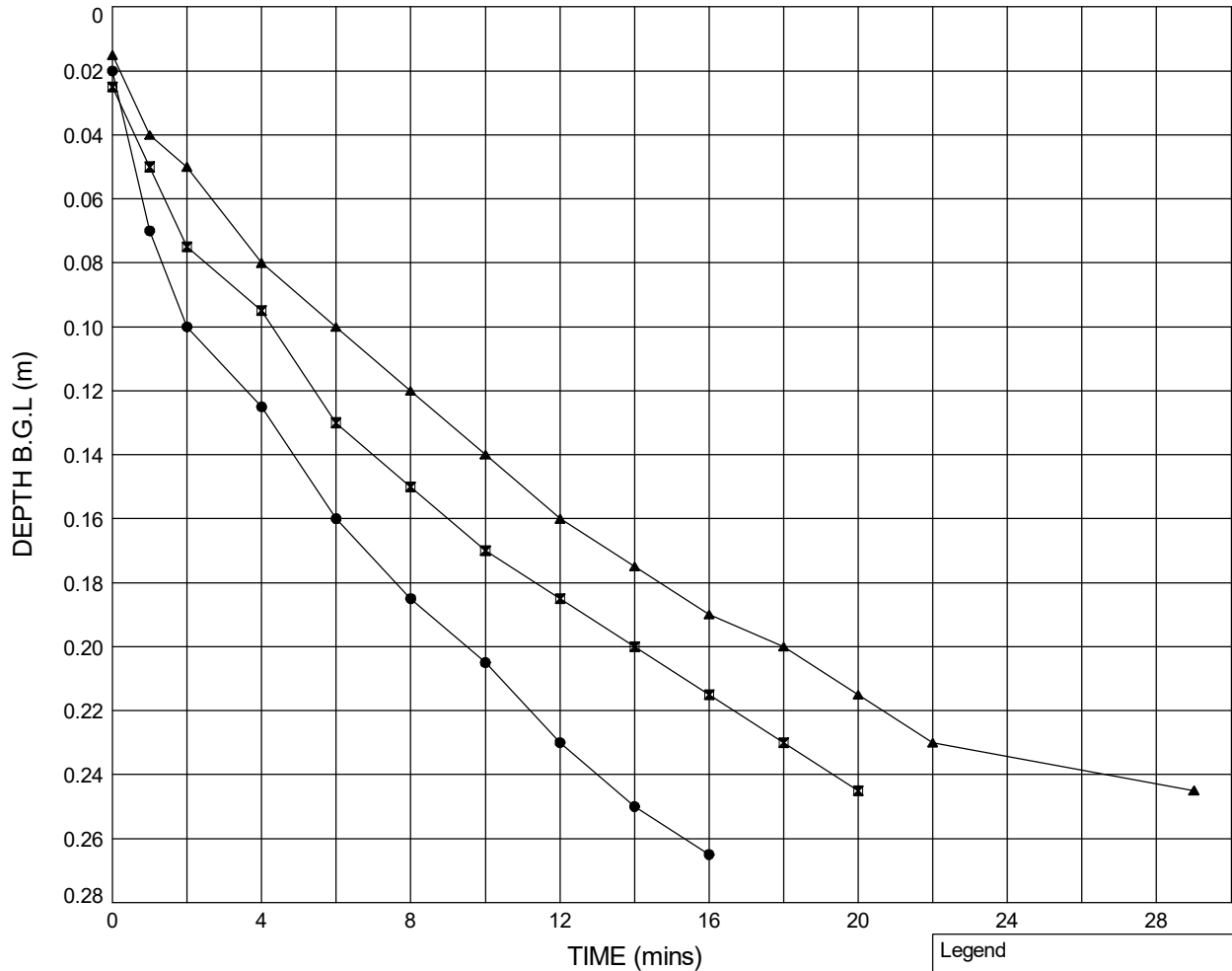
Compiled By	Date	Checked By	Date
	24/11/22		24/11/22
Contract		Contract Ref:	
Kingsway, Gloucester		751101	

PERCOLATION TEST

Percolation Test - Position ID : **PT1**

Test Supervisor :

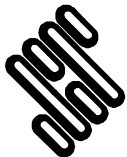
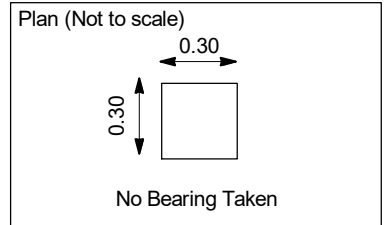
PLOT OF DEPTH OF WATER BELOW GROUND LEVEL AGAINST TIME



	Test 1	Test 2	Test 3	
Pit start depth:	= 0.30	0.30	0.30	m
Pit final depth:	= 0.30	0.30	0.30	m
Water Drop, 75% to 25% Full	= 140	138	143	mm
Time, t_{p75-25}	= 620	858	1032	secs
Percolation Value, V_p	= 4.4	6.2	7.2	s/mm

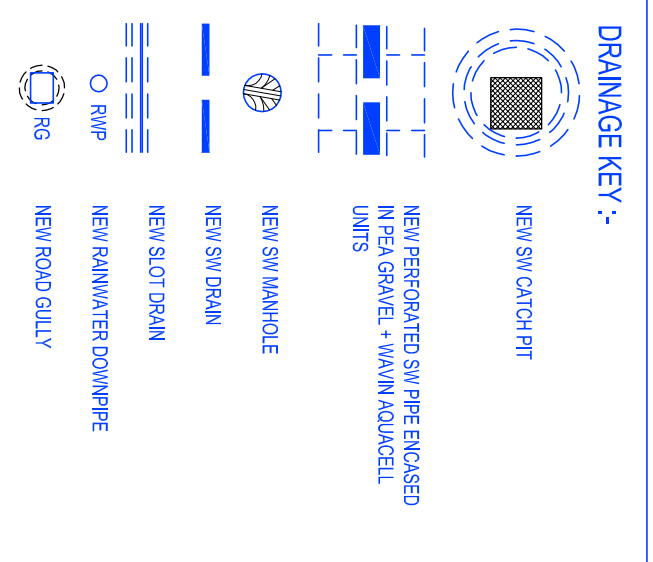
Average $V_p = 7.2$ s/mm

Legend		
●	Test 1	(23.11.22)
⊠	Test 2	(23.11.22)
▲	Test 3	(23.11.22)



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1a Princess Street
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Compiled By	Date	Checked By	Date
[Redacted]	24/11/22	[Redacted]	24/11/22
Contract Kingsway, Gloucester		Contract Ref: 751101	

[illegible]

ASSISTED LIVING DEVELOPMENT
KINGSWAY
GLOUCESTER

FOR INFORMATION DECEMBER 2022

TI Venthana

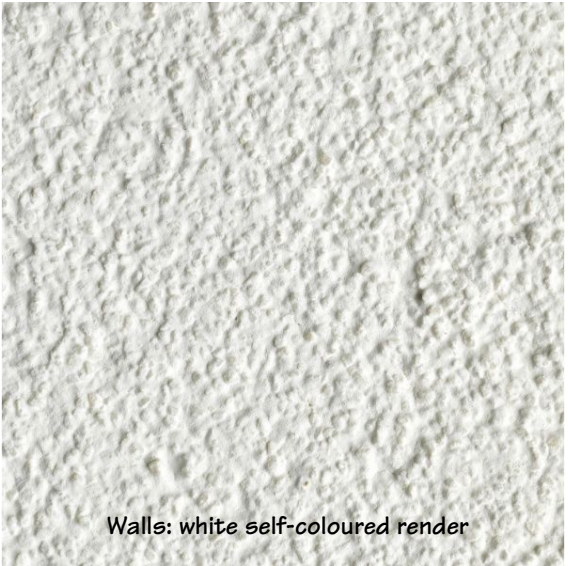
scale	drawing number	revision
1:100	10294-SK2	A



Roofing material:
Redland Mini-stonewold roof tile: colour grey



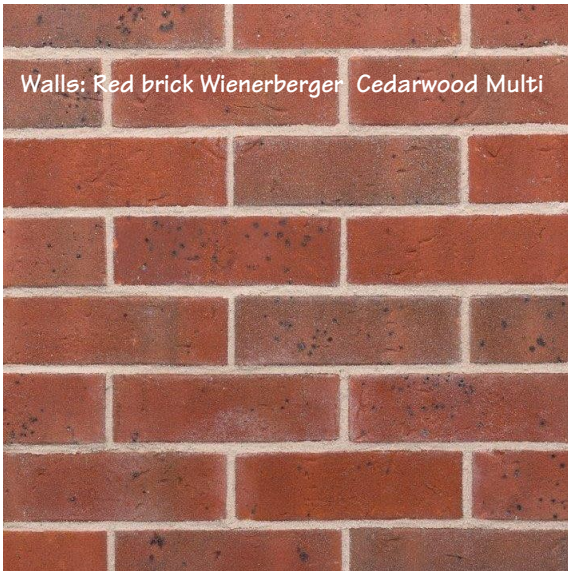
PHOTOGRAPH OF PHYSICAL SAMPLES



Walls: white self-coloured render



Window frames + doors: Anthacite grey



Walls: Red brick Wienerberger Cedarwood Multi



CGI of proposed building

Roofing material: Redland
Mini-stonewold roof tile:
colour slate grey

Walls: Wienerberger
Cedarwood Multi red brick
with white self-coloured
render walls above.

Grey uPVC window frames
and doors

A	14/12/2022	Update	
Rev.	Date	By	Revision Notes

PLANNING

Kitto
GROUP PLC

o'learygoss
ARCHITECTS

Chapel House
11a Alexandra Park
Redland
Bristol BS6 6QB

W www.olearygoss.co.uk

Project Title	Assisted Living Apartments for Kitto Group PLC Kingsway, Gloucester		
Drawing Title	External Materials		
Project No.	3192	Drawing No.	PA 106 A
Date	09/12/2022	Scale	nts
Drawn by	BE	Checked by	JG