

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

Access Park (Former Interbrew Site), Eastern Avenue, Gloucester GL4 6SW.

Applicant Details

Name/Company

Title

Mr

First name

Tom

Surname

Maltby

Company Name

Venus Logistics Ltd

Address

Address line 1

22 Grenville Street

Address line 2

St. 2 Helier

Address line 3

Town/City

Jersey

County

Country

Jersey

Postcode

JE4 8PX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

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

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

Reference number

22/00014/FUL

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

22/09/2022

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

Condition number(s)

Condition 31 - Construction and Management Plan

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

21078-PL1001 Rev00 Site Location Plan (supplementary consented drawing.)
21078-PL1003 Rev07 Proposed Site Plan (supplementary consented drawing.)
C530_Construction Management Plan

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

Roland Lee

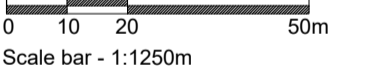
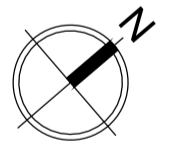
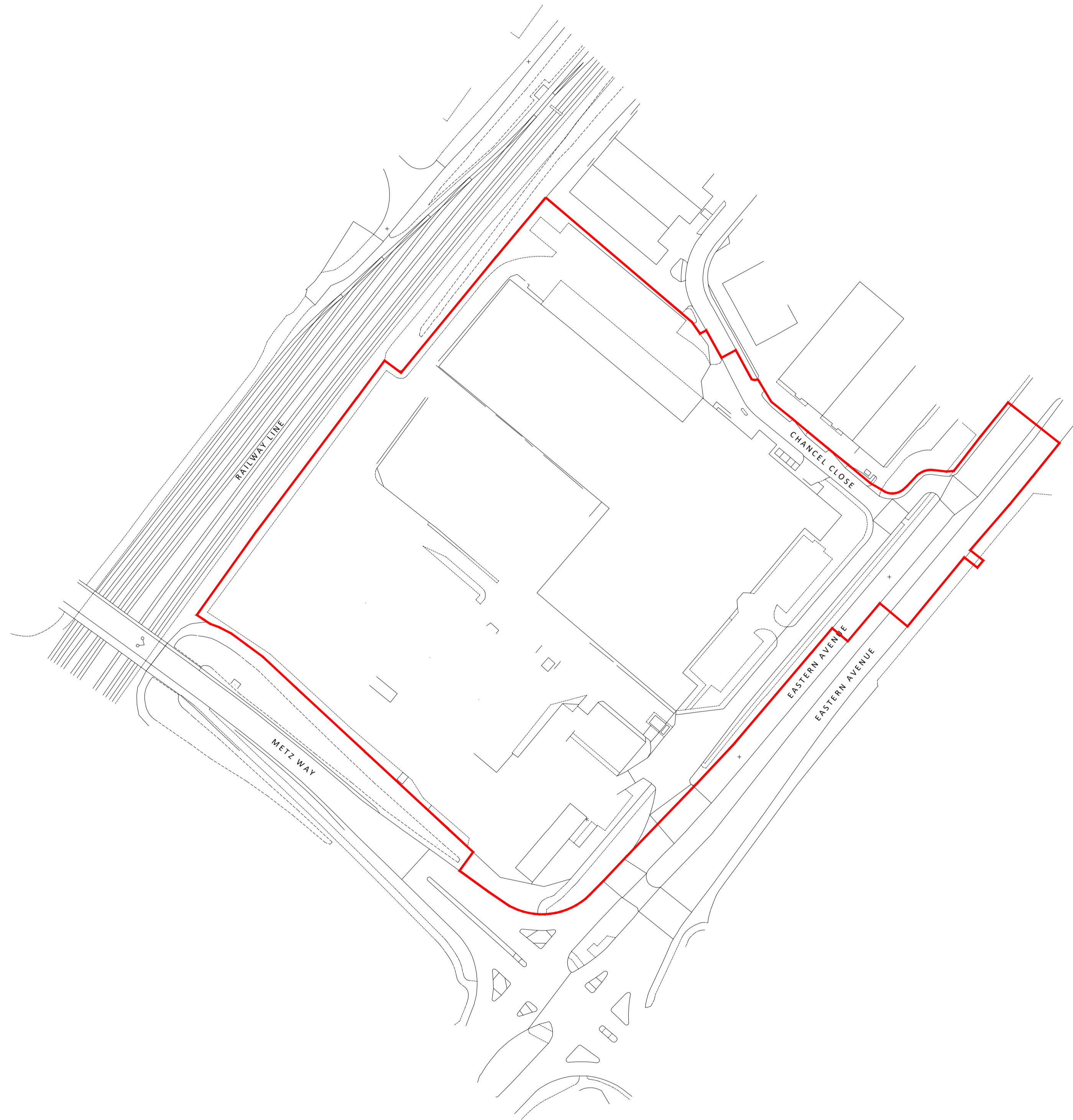
Date

08/11/2022

Disclaimer:
Information Subject to Measured Survey

Notes:

KEY
PLANNING APPLICATION SITE BOUNDARY
(Approx 53,142 m² / 13.13 acres)



00 Planning Issue 30.11.21 HT HA

DR DR Issue 17.11.21 HT HA

Rev: Notes: Date: Dwn: Iss:

Suitability Code:

Client:



hale

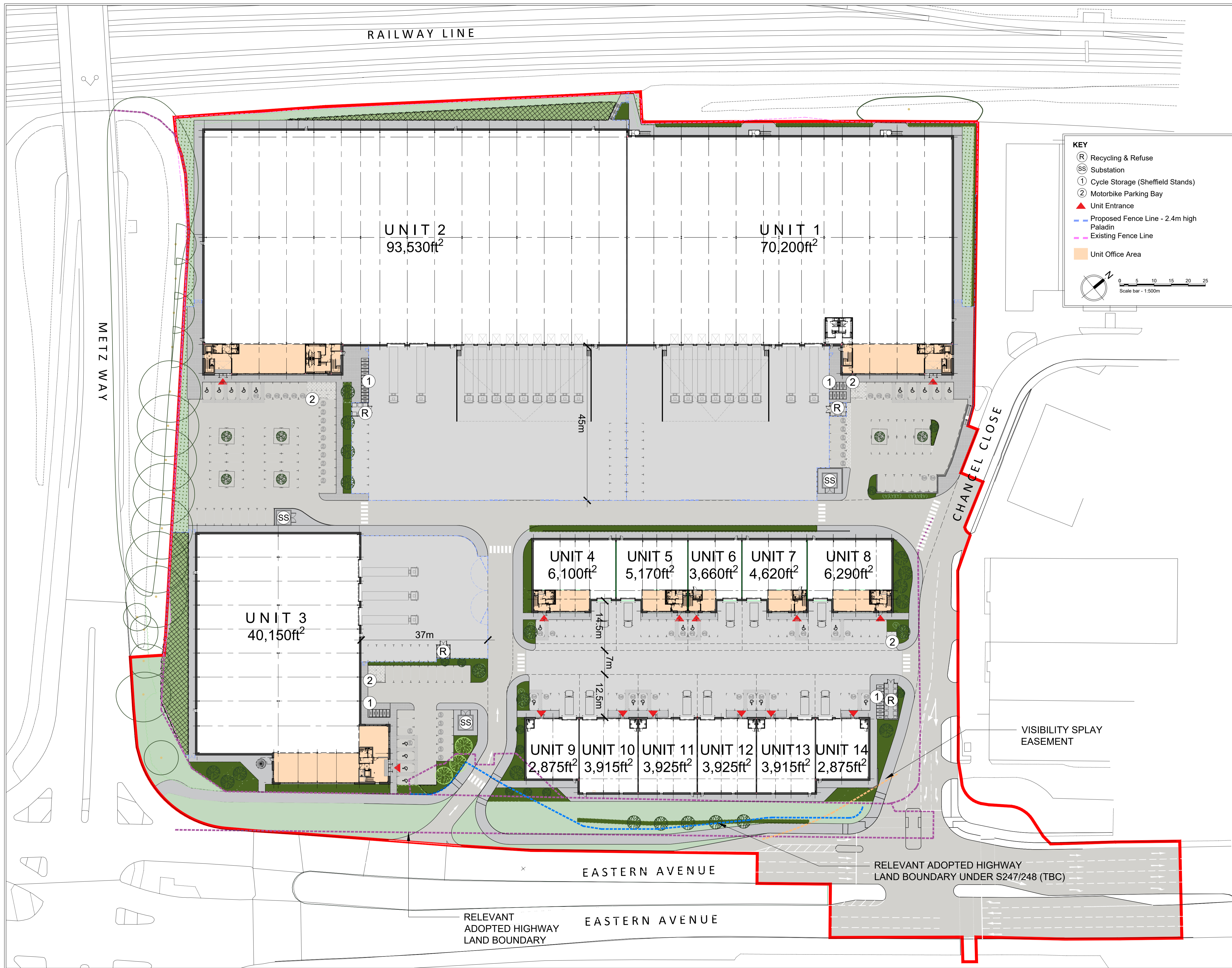
ARCHITECTURE
22c Leathermarket Street, London, SE1 3HP

Project:
Access Park, Gloucester

Drawing Title:
Site Location Plan

Project No: 21078 Scale @ A1 / A3 1:1250 / 1:2500 Revision: 00

Drawing No:
21078-PL1001



Disclaimer:
Information Subject to Measured Survey

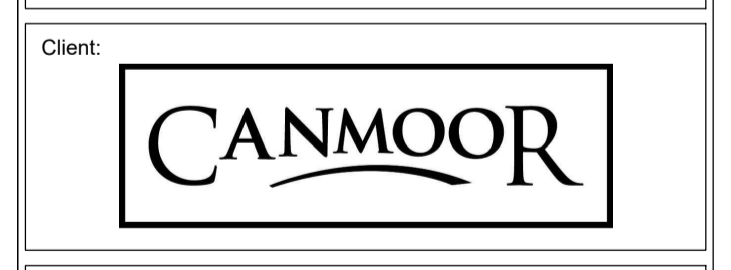
- Notes:
- KEY**
- PLANNING APPLICATION SITE BOUNDARY (Approx 53,142 m² / 13.13 acres)
 - RELEVANT ADOPTED HIGHWAY LAND AND BOUNDARY (WITHIN OWNERSHIP)
 - VISIBILITY SPLAY EASEMENT
 - RELEVANT BOUNDARY UNDER S247/248 (TBC)

AREA SCHEDULE (GIA)

| UNIT (GIA) | Area |
|-------------------------------------|-------------------------------|
| UNIT 1 (GIA) | 70,200 ft² |
| Warehouse (incl. office Undercroft) | 64,600 ft ² |
| Office (FF Only) | 2,700 ft ² |
| Office (SF Only) | 2,900 ft ² |
| Car parking spaces | 44 |
| UNIT 2 (GIA) | 93,530 ft² |
| Warehouse (incl. office Undercroft) | 86,450 ft ² |
| Office (FF Only) | 3,430 ft ² |
| Office (SF Only) | 3,650 ft ² |
| Car parking spaces | 77 |
| UNIT 3 (GIA) | 40,150 ft² |
| Warehouse (incl. office Undercroft) | 36,375 ft ² |
| Office (FF Only) | 3,775 ft ² |
| Car parking spaces | 31 |
| UNIT 4 (GIA) | 6,100 ft² |
| Warehouse (incl. office Undercroft) | 5,050 ft ² |
| Office (FF Only) | 1,050 ft ² |
| Car parking spaces | 6 |
| UNIT 5 (GIA) | 5,170 ft² |
| Warehouse (incl. office Undercroft) | 4,330 ft ² |
| Office (FF Only) | 840 ft ² |
| Car parking spaces | 5 |
| UNIT 6 (GIA) | 3,660 ft² |
| Warehouse (incl. office Undercroft) | 3,160 ft ² |
| Office (FF Only) | 500 ft ² |
| Car parking spaces | 3 |
| UNIT 7 (GIA) | 4,620 ft² |
| Warehouse (incl. office Undercroft) | 3,900 ft ² |
| Office (FF Only) | 720 ft ² |
| Car parking spaces | 4 |
| UNIT 8 (GIA) | 6,290 ft² |
| Warehouse (incl. office Undercroft) | 5,195 ft ² |
| Office (FF Only) | 1,095 ft ² |
| Car parking spaces | 6 |
| UNIT 9 (GIA) | 2,875 ft² |
| Warehouse (incl. office Undercroft) | 2,875 ft ² |
| Car parking spaces | 3 |
| UNIT 10 (GIA) | 3,915 ft² |
| Warehouse (incl. office Undercroft) | 3,915 ft ² |
| Car parking spaces | 3 |
| UNIT 11 (GIA) | 3,925 ft² |
| Warehouse (incl. office Undercroft) | 3,925 ft ² |
| Car parking spaces | 3 |
| UNIT 12 (GIA) | 3,925 ft² |
| Warehouse (incl. office Undercroft) | 3,925 ft ² |
| Car parking spaces | 3 |
| UNIT 13 (GIA) | 3,915 ft² |
| Warehouse (incl. office Undercroft) | 3,915 ft ² |
| Car parking spaces | 3 |
| UNIT 14 (GIA) | 2,875 ft² |
| Warehouse (incl. office Undercroft) | 2,875 ft ² |
| Car parking spaces | 3 |
| TOTAL GIA | 251,150 ft² |
| Total Car Parking | 194 |

| | | | |
|------|--|----------|-----------|
| 07 | Number of bicycle spaces rationalized 04.05.22 in line with LPA & BREEM requirements & Landscaping updated | PS | HA |
| 06 | Increase to landscaping | 03.05.22 | HT HA |
| 05 | Site layout adjusted to amended levels. | 28.03.22 | PS MM |
| 04 | Amendments to unit cores | 12.12.21 | HT HA |
| 03 | Update U9 to 14 | 30.11.21 | HT HA |
| 02 | Unit GA, U1&2 move for trees, U4to8 pavement, Unit 3 pavement | 23.11.21 | HT HA |
| 01 | Update to Unit 2 | 15.11.21 | HT HA |
| 00 | Site access updated | 15.11.21 | HT HA |
| DR | DR Issue | 04.11.21 | HT HA |
| Rev: | Notes: | Date: | Dwn: Iss: |

Suitability Code:



hale
ARCHITECTURE
22c Leathermarket Street, London, SE1 3HP

Project:
Access Park, Gloucester

Drawing Title:
Proposed Site Plan

| | | |
|-----------------------------|---------------------------------|------------------------|
| Project No: 21078 | Scale @ A1/A3 1:500 / 1:1000 | Revision: 07 |
| Drawing No: 21078-PL1003 | | |

ACCESS PARK, GLOUCESTER

CONSTRUCTION MANAGEMENT PLAN

Review record:

| Revision No. | Initials | Date: | Comments: |
|---------------------|-----------------|--------------|-------------------|
| Rev. 0 | GW | 31.10.22 | Issue for Comment |
| | | | |
| | | | |
| | | | |
| | | | |

ACCESS PARK, GLOUCESTER

Construction Management Plan

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1.0 INTRODUCTION

This Construction Method Statement is submitted pursuant to Planning Condition 31 for the new proposed development at Access Park, Gloucester

Specific attention has been given to ensuring that the environmental impact of construction operations and surrounding land uses is managed and minimised at all times. This document identifies how these controls will be delivered and enforced.

This document will be in place for the duration of the construction project. Its requirements, in addition to all other environmental and health and safety legislation will be observed during construction operations so that all construction works are executed in a manner necessary to comply with the Plan.

2.0 OPERATION REQUIREMENTS

2.1 General Issues

The site boundaries are as defined on the application site plan and details of site areas, compounds and hoardings are shown on the Site Plan as Appendix 1.

Any existing fencing and any temporary heras fencing will be maintained as a secure site boundary and will display Marbank's name with readily visible 24 hour contact numbers.

2.2 Responsibilities

All works being undertaken on site will be managed and co-ordinated by Marbank Construction Limited, who will have a full time Site Manager and supporting site staff who will liaise with our client, resident staff/operatives, site personnel, local authorities and other statutory bodies, as required.

Marbank Construction Limited will be responsible for the control of the construction works. Risk Assessments and Method Statements will be prepared by all Subcontractors and agreed prior to their works commencing on site.

It will be the responsibility of Marbank Construction Limited to appoint licensed waste carriers to dispose of any waste which arises during the construction works. All waste transference notes/receipts for spoil removed from site will be retained and issued on project completion.

All contractors will be required to wear personal protective equipment in accordance with all current health and safety legislation and to conform to Marbank Construction Limited Construction Phase Plan, their risk assessments and the site specific rules.

2.3 Site Establishment

The site boundary will be made secure using existing and temporary heras type fencing. This type of fencing is of a mesh construction allowing public viewing from

all areas. The heras fencing will remain in place throughout the construction period or till such time that the site no longer requires separation from the public.

Marbank Construction Limited will install where required, signage for the site to cover the following: -

- ✓ Construction traffic arriving at the site
- ✓ Pedestrians arriving at the site
- ✓ Contact address and telephone numbers
- ✓ Signage to meet health and safety requirements

Construction vehicle cleaning – Solid and stable, crushed concrete type hardstandings will be provided to minimise vehicular debris being deposited on the road. Any debris deposited on the highway will be cleared by the use of a road brush. In addition, should the risk of materials being tracked off site be excessive, wheel washing facilities will also be provided in the form of a jet wash. Any loads leaving site likely to produce dust will be covered.

On site, welfare provision will be the responsibility of Marbank Construction Limited and will be provided in accordance with current legislation.

Crane positions will be confined within the site boundary. Mobile cranes only will be used for the erection of the steel frame and hoisting of roofing materials. No other cranes are anticipated to be required.

Open fires will be prohibited on site.

No living accommodation will be permitted on site.

Marbank Construction Limited is responsible for the regular removal of rubbish and food waste.

Marbank Construction staff, the supply chain and the design team will adhere to the MCL site rules.

2.4 Working Hours

The working hours will be;

| | |
|-----------------|------------------------------------|
| Monday – Friday | 08:00am – 6:00pm |
| Saturday | 08:00am – 1:00pm if / as necessary |

In general Marbank Construction Limited will confine construction activity to within these hours. However, there may be occasions when work beyond these hours will be required. In such cases where activities due to take place beyond these hours, relevant neighbours will be notified and appropriate agreements sought.

2.5 Specification of Construction Works

Project: The design and construction of 14 No. new industrial unit and associated access road, car parking and service yard areas

Demolition: Demolition of the existing buildings has already taken place, however, existing slabs and foundations are to be broken out.

Earthworks: To avoid excessive vehicular movements and to keep waste to a minimum, it is intended to retain as much site-won material as possible. Existing sub-base will be improved by Vibro Stone Columns to support the slabs and foundations.

Foundations: Will be mass concrete foundations. The foundations will be installed in accordance with the Structural Engineer's specifications and drawings.

Ground Floor Slabs: Will be mesh reinforced concrete in accordance with the Structural Engineer's specifications and drawings.

Superstructure: The superstructures will be steel framed which will be erected using mobile cranes. The works will be programmed to keep the operating periods of the cranes to a minimum.

Building Envelope: The roof and walls will be of insulated metal cladding. All roof work will be carried out in accordance with the HSE's publication HSG33, Health and Safety in roof work. A mobile crane will be used to hoist the roof panels onto the roof structure, where it will be stacked to keep handling to a minimum. Wall cladding and rainwater goods will be installed using a scissor lift of adequate size which will be appropriately positioned to enable safe installation of materials.

External windows and doors will be pre-finished colour coated aluminium sections. The delivery doors will be pre-finished colour coated insulated sectional overhead doors.

2.6 Infrastructure

Marbank Construction Limited will manage the installation of the infrastructure services on the site taking into account the need to establish as soon as possible.

3.0 MANAGEMENT SYSTEMS

3.1 General

The works will be carried out in such a way as to minimise inconvenience to the public, and other adjacent occupiers. The works will also take into account current Legislation, Police, Fire Authority, HSE and local authority guidance and other restrictions, procedures and controls (i.e. planning conditions/legal obligations). The emphasis will be on the management of potential construction impacts.

3.2 Site Management

An experienced Site Manager will manage this project and will be directly responsible to Marbank Senior Management.

The Site Manager will: -

- ✓ Liaise with all the contractors' management and employer's representatives on all aspects of the construction works.
- ✓ Enforce the site protocols and procedures that need to be considered for the implementations of this document.
- ✓ Represent Marbank Construction Limited on construction matters with all Statutory Authorities & Highway Authority.
- ✓ Co-ordinate and manage site cleaning if / as necessary.
- ✓ Co-ordinate site security.
- ✓ Co-ordinate the complaints handling procedures.
- ✓ Implement the site construction management scheme.
- ✓ Liaise with neighbours and contractors of adjacent developments.

Checking, Unloading, Storage and Handling of Material

The site is accessible from the existing entrance on Eastern Avenue, and construction traffic/deliveries will approach the site via this dedicated route.

Materials Generally

All materials will be checked on arrival against the requisition / order to ensure full compliance with the specification. Once approved they will be unloaded, checked for quality and quantity against delivery note and signed for by the Site Manager or their nominee.

All materials will be neatly stored on the site (dry store where appropriate). Where bulk materials are stored externally, they will be suitably protected until incorporated within the works. Bulk materials will be off loaded with the mechanical plant if possible to minimise manual handling and standing time for lorries.

3.3 Health and Safety

All works are to be undertaken in accordance with the HSW Act 1974 and to the satisfaction of the local HSE Officer.

A Construction Phase plan will be issued to the Principal Designer for approval prior to commencement and managed and observed by the site manager. Method Statements will be required from each subcontractor prior to commencement of their works.

3.4 Access and Construction Traffic Management

Prior to commencing on site, a condition survey will be undertaken along the sites boundaries and access points.

All construction traffic will be directed onto site by the Eastern Avenue entrance. The timing of deliveries will be co-ordinated to avoid multiple deliveries by HGV's and the peak traffic flow along both existing roads and the surrounding highways network.

On arrival at gates, drivers/visitors are to make their presence known to the Marbank site team, for further instruction. Traffic/pedestrians are to use designated/signed routes.

It will be Marbank Construction Limited's responsibility to ensure the above is adhered to, that clear signage is in place to direct deliveries to the correct access and to arrange delivery times to avoid local congestion. Uninterrupted access for emergency vehicles will be maintained at all times.

Sufficient parking will be made available on site for all construction workers and visitors to avoid the need for parking off site. This will be managed as the work progresses and relocated to suit the sequence of works. This will also apply to the site waste and storage areas.

3.5 Complaints Procedure

The objective of this document is to ensure that good public relations are maintained at all times with the public, surrounding neighbours and contractors. Any complaints will be dealt with swiftly and where appropriate remedial action will be taken.

4.0 ENVIRONMENTAL CONTROLS

4.1 Noise

Noise levels will be controlled as reasonably as possible to ensure that the development occurs in a way that is not detrimental to the amenities of neighbouring properties and people. Should there be any noise risk, then the "best practice recommendations of noise control" as outlined in BS5228-1: 2009 will be followed.

4.2 Vibration

It is considered that vibration impacts will be minimal during the construction of the development. In the event that a complaint is received regarding vibration during the works, and is established, then remedial measures will be proposed, agreed and implemented.

4.3 Air Quality

Construction works will be carried out in such a way as to limit the emissions of air pollution by employing the best practical means. Should there be any risk of dust generation from the construction process, then damped down or mist sprays will be used, to ensure that air particle levels are not adversely effected by the works.

All as outlined in the IAQM (Institute of Air Quality Management) "Guidance on the Assessment of the impacts of Construction on Air Quality and the Determination of their Significance" December 2011.

Other measures that will be implemented where reasonably practical are as below:

- Locate machinery and dust generating activities away from receptors;
- Create a physical distance and/or barrier between dust/emission generating activities and receptors;
 - ✓ Install solid screens or barriers around dust generating activities;
 - ✓ Cover or seed stockpiles to prevent wind whipping; and
 - ✓ Remove loose materials as soon as possible.

All as outlined in the IAQM (Institute of Air Quality Management) “Guidance on the Assessment of the impacts of Construction on Air Quality and the Determination of their Significance” December 2011.

Marbank Construction Limited sites are proactively managed throughout the construction phase, and any risk of potential dust, smoke or smells will be dealt with by the elimination and migration measures as described within “Best Practice Guidance: The Control of Dust and Omissions from Construction and Demolition SPG Appendix 7.”

4.4 Other Environmental Issues

Marbank Construction Limited will be responsible for ensuring that all subcontractors adopt effective control measures to prevent contamination of the ground through activities.

All debris arising from the construction will be placed into skips. To encourage recycling there will be different skips for different waste, i.e. wood, metal, plasterboard etc. as appropriate.

It will be prohibited to allow waste to be stored for any extended length of time to prevent the attraction of birds and wildlife.

Site operatives will be encouraged to use public transport or vehicle share where possible to avoid extra traffic demand/parking requirements in the area.

Fuel stored on site for plant will be placed in bunded bowers.

APPENDIX 1:

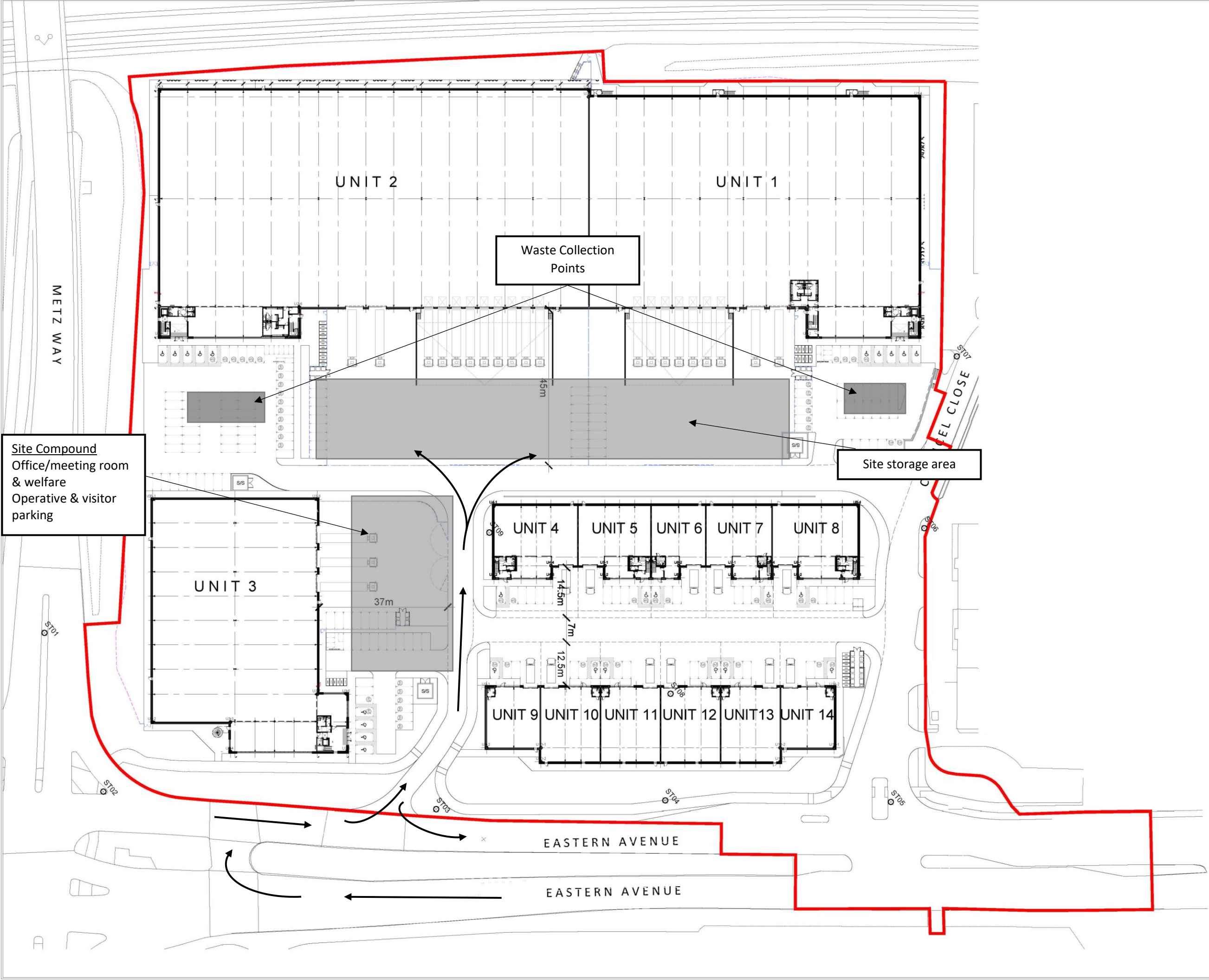
Site Plan

Disclaimer:
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED AND
SUBJECT TO CONFIRMATION BY SITE MEASUREMENTS
DRAWING TO BE PRINTED IN COLOUR

Notes:
The topographical information shown is based on the
topographical survey by Eliam Surveys, Dwg no.
8362_2D/1, dated Nov21

AREA SCHEDULE (REQUIRED):
— PLANNING APPLICATION SITE BOUNDARY
 (Approx 53,142 m² / 13.13 acres)

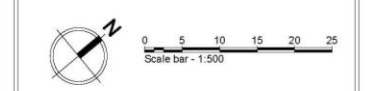
N.B. Site boundaries
secured with existing
fencing,
supplemented with
temporary heras type
fencing where
required.



Site Compound
Office/meeting room
& welfare
Operative & visitor
parking

Waste Collection
Points

Site storage area



00 First Issue 21.07.22 JC HA
Rev: Notes Date: Dim: Iss:
Suitability Code:

SKETCH

Client:
CANMOOR

hale
ARCHITECTURE
22c Leathermarket Street, London, SE1 3HP

Project:
Access Park, Gloucester

Drawing Title:
Site Plan - As Proposed
Unit Setting Out

Project No: 21078 Scale @: A1 / A3 Revision: 00
1:500 / 1:1000

Drawing No:
21078-HALE-XX-00-DR-A-SK200