

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 PropCo 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 24 - Waste Minimisation Statement

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 - Waste Minimisation Statement.

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

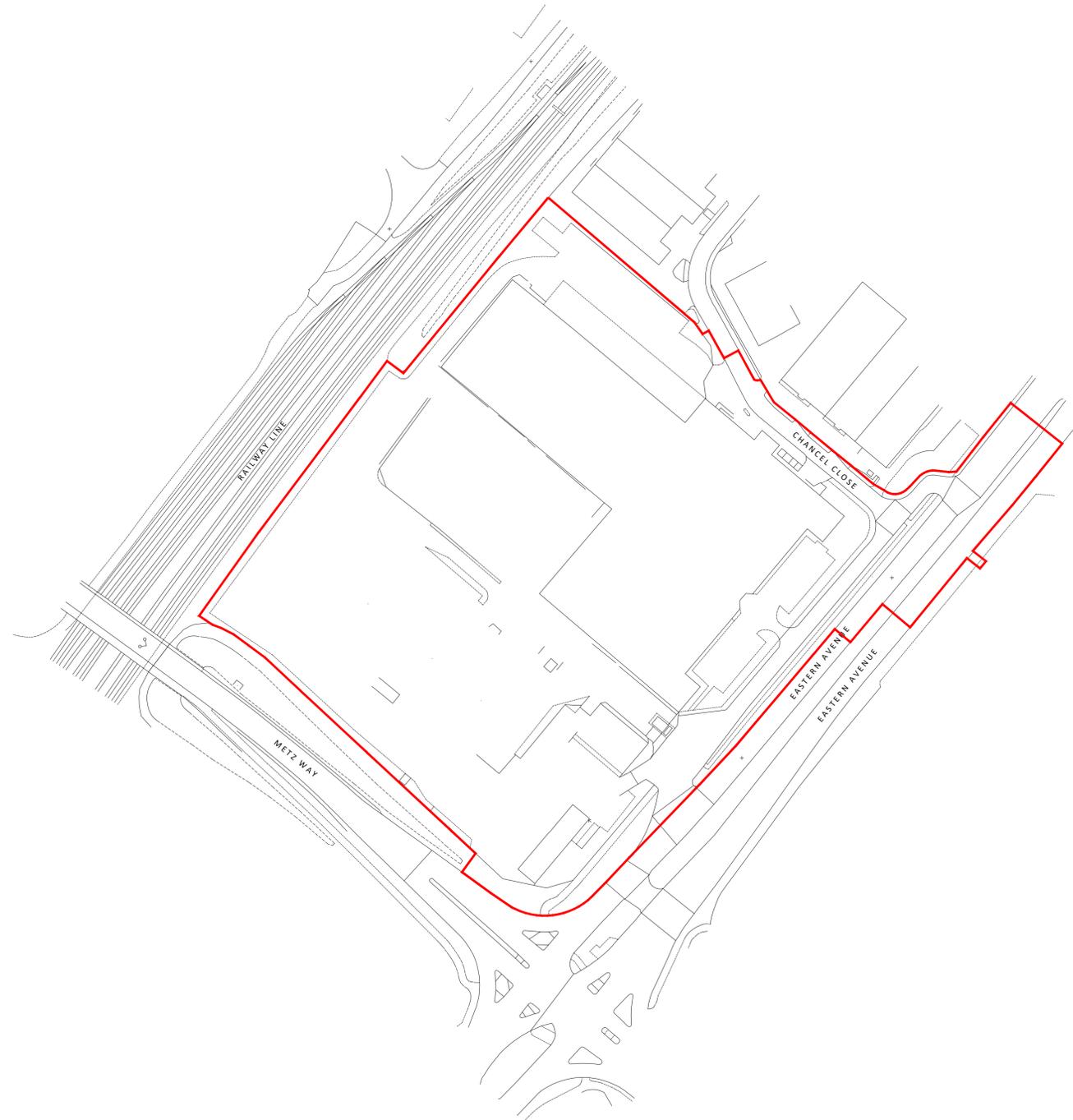
Date

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

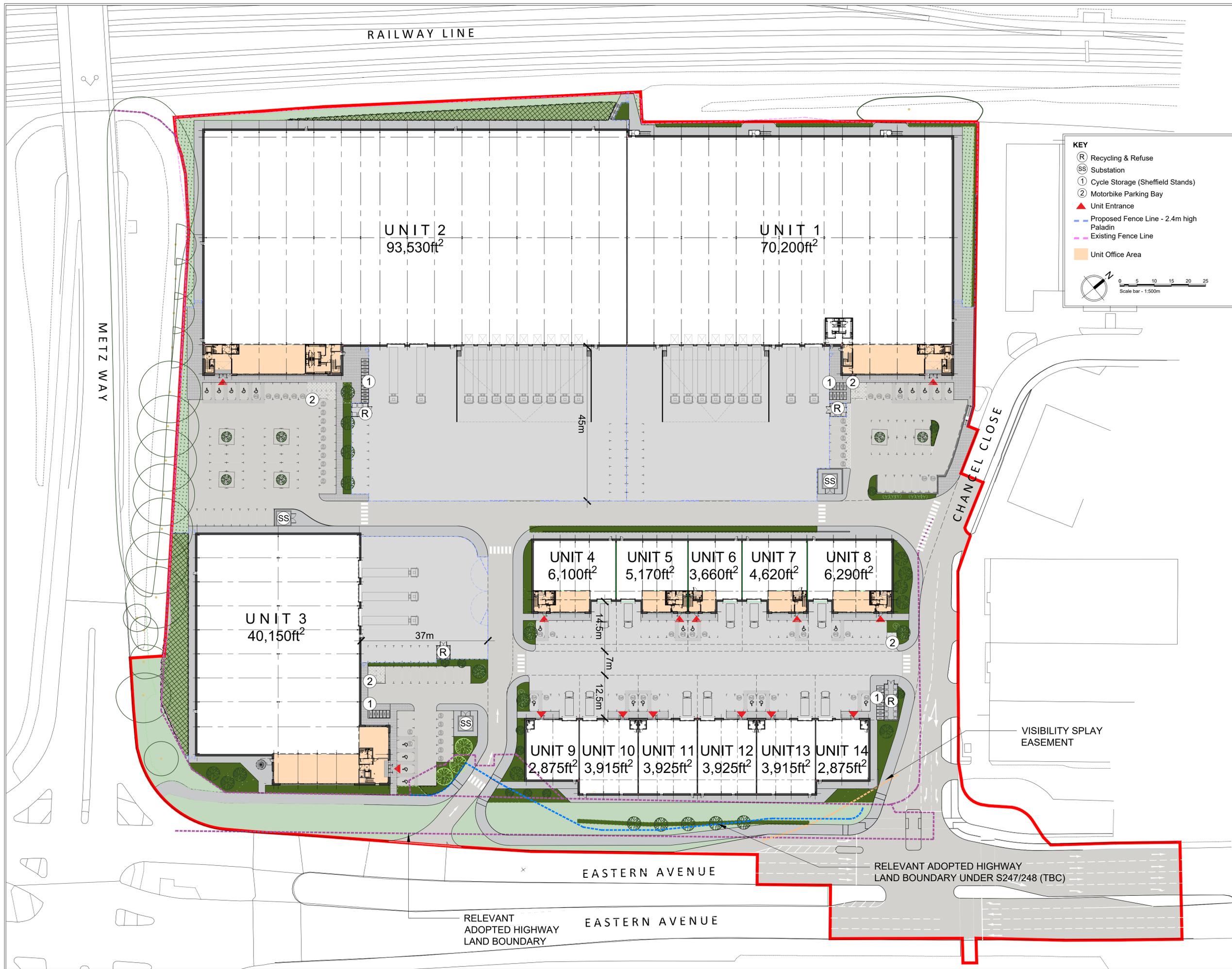
22c Leathermarket Street, London, SE1 3HP

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 ft ²
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 ft ²
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 ft ²
Warehouse (incl. office Undercroft)	36,375 ft ²
Office (FF Only)	3,775 ft ²
Car parking spaces	31
UNIT 4 (GIA)	6,100 ft ²
Warehouse (incl. office Undercroft)	5,050 ft ²
Office (FF Only)	1,050 ft ²
Car parking spaces	6
UNIT 5 (GIA)	5,170 ft ²
Warehouse (incl. office Undercroft)	4,330 ft ²
Office (FF Only)	840 ft ²
Car parking spaces	5
UNIT 6 (GIA)	3,660 ft ²
Warehouse (incl. office Undercroft)	3,160 ft ²
Office (FF Only)	500 ft ²
Car parking spaces	3
UNIT 7 (GIA)	4,620 ft ²
Warehouse (incl. office Undercroft)	3,900 ft ²
Office (FF Only)	720 ft ²
Car parking spaces	4
UNIT 8 (GIA)	6,290 ft ²
Warehouse (incl. office Undercroft)	5,195 ft ²
Office (FF Only)	1,095 ft ²
Car parking spaces	6
UNIT 9 (GIA)	2,875 ft ²
Warehouse (incl. office Undercroft)	2,875 ft ²
Car parking spaces	3
UNIT 10 (GIA)	3,915 ft ²
Warehouse (incl. office Undercroft)	3,915 ft ²
Car parking spaces	3
UNIT 11 (GIA)	3,925 ft ²
Warehouse (incl. office Undercroft)	3,925 ft ²
Car parking spaces	3
UNIT 12 (GIA)	3,925 ft ²
Warehouse (incl. office Undercroft)	3,925 ft ²
Car parking spaces	3
UNIT 13 (GIA)	3,915 ft ²
Warehouse (incl. office Undercroft)	3,915 ft ²
Car parking spaces	3
UNIT 14 (GIA)	2,875 ft ²
Warehouse (incl. office Undercroft)	2,875 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:



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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

WASTE MINIMISATION STATEMENT

by

Marbank Construction Limited

October 2022

Review record:

Description:	Initials	Date:	Comments:
Rev. 0	GW	31.10.22	Issued for Comment

Fourteen New Industrial / Warehouse Units, Access Park, Gloucester

1. PROJECT SUMMARY

2. CONSTRUCTION ACTIVITIES

1. PROJECT SUMMARY

- 1.1 Location and Description of Project.
- 1.2 The proposed site is located on Eastern Avenue, Gloucester.
- 1.3 The site is in the South East of the City on an already Industrial/Trading Estate.
- 1.4 The Project consist of the Design and Construction of fourteen industrial/warehouse units including ancillary offices at first floor with a total GIA of 251,150 sq.ft. and associated service yards, car parking and associated external works.
- 1.5 This Waste Minimisation Statement provides a framework for managing and minimising waste associated with the project at the construction phase.

2. CONSTRUCTION ACTIVITIES

- 2.1 Firstly, we will establish a site compound to include, but not limited to, a site office and meeting room, welfare facilities, parking, area for deliveries, a suitable storage area, an area for plant, and separate lockable storage for COSHH materials and tools.
- 2.2 As part of the construction process we will undertake a measured and detailed take-off identifying the exact quantities of materials required for the completion of the units. This will ensure that a minimum amount of waste is generated and where possible materials will be recycled or re-stocked where there are left over goods at the end of each process.

Whenever possible, materials will be selected from sustainable sources.

The scheme also incorporates renewable energy in the form of PV panels and car charging bollards in order to maximise carbon reduction.

2.3 The construction activities are as follows :-

- Demolition : The above ground demolition has already been completed, however, the previous buildings floor slabs and foundations remain insitu. These will be broken up and crushed to a suitable quality standard and reused in the new development. This is expected to generate approximately 4000m³ and will be in addition to the 16000m³ of crushed material already on the development that will also be reused.

Any reinforcement within the existing slabs and foundations will be separated during the crushing process and will be disposed of in metal waste bins for recycling.

- Topsoil : Any existing topsoil will be stripped, stored and relocated to any new areas of soft landscaping proposed in the new scheme.
- Steel frames and cladding : All the industrial units are constructed with a steel frame and a metal built up cladding system. Any surplus metal will be disposed of in metal waste bins for recycling.
- Internal Fit-Out : Units 1 – 8 have a mezzanine shell and core office fit-out, with Units 9 – 14 being constructed with a ground floor WC only. Therefore, any surplus timber, plasterboard and paper/cardboard/plastic packaging will be separated and disposed in separate skips for recycling.
- General : Waste monitoring will be carried out and recorded on site and sufficient skips will be provided to allow for the segregation of waste and core recycling.

Waste management will be controlled in several areas to suit the programme of works. Skips and waste containers will be managed by an approved waste management company and material will be collected on a regular basis. Once collected the waste is moved on to a waste transfer station where it is disposed of in the most economical and environment friendly manner by way of recycling and segregation. Monthly waste reports detailing all waste produced on site and wastes diverted from landfill are provided. Secure storage of any liquid or free running substances will be carried out to prevent accidental or malicious release.