

Application for Planning Permission

Town and Country Planning 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

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

4

Total proposed (including spaces retained):

4

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes

No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

C2 - Residential institutions

Existing gross internal floorspace (square metres):

162.7

Gross internal floorspace to be lost by change of use or demolition (square metres):

162.7

Total gross new internal floorspace proposed (including changes of use) (square metres):

162.7

Net additional gross internal floorspace following development (square metres):

0

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	<input type="text" value="162.7"/>	<input type="text" value="162.7"/>	<input type="text" value="162.7"/>	<input type="text" value="0"/>

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

2

Part-time

0

Total full-time equivalent

2.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

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

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

Yes

No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Hazlewoods Llp Windsor House

Address Line 2:

Bayshill Road

Town/City:

Cheltenham

Postcode:

GL50 3AT

Date notice served (DD/MM/YYYY):

07/10/2022

Person Family Name:

Person Role

The Applicant

The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Declaration

I / We hereby apply for Full planning permission 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

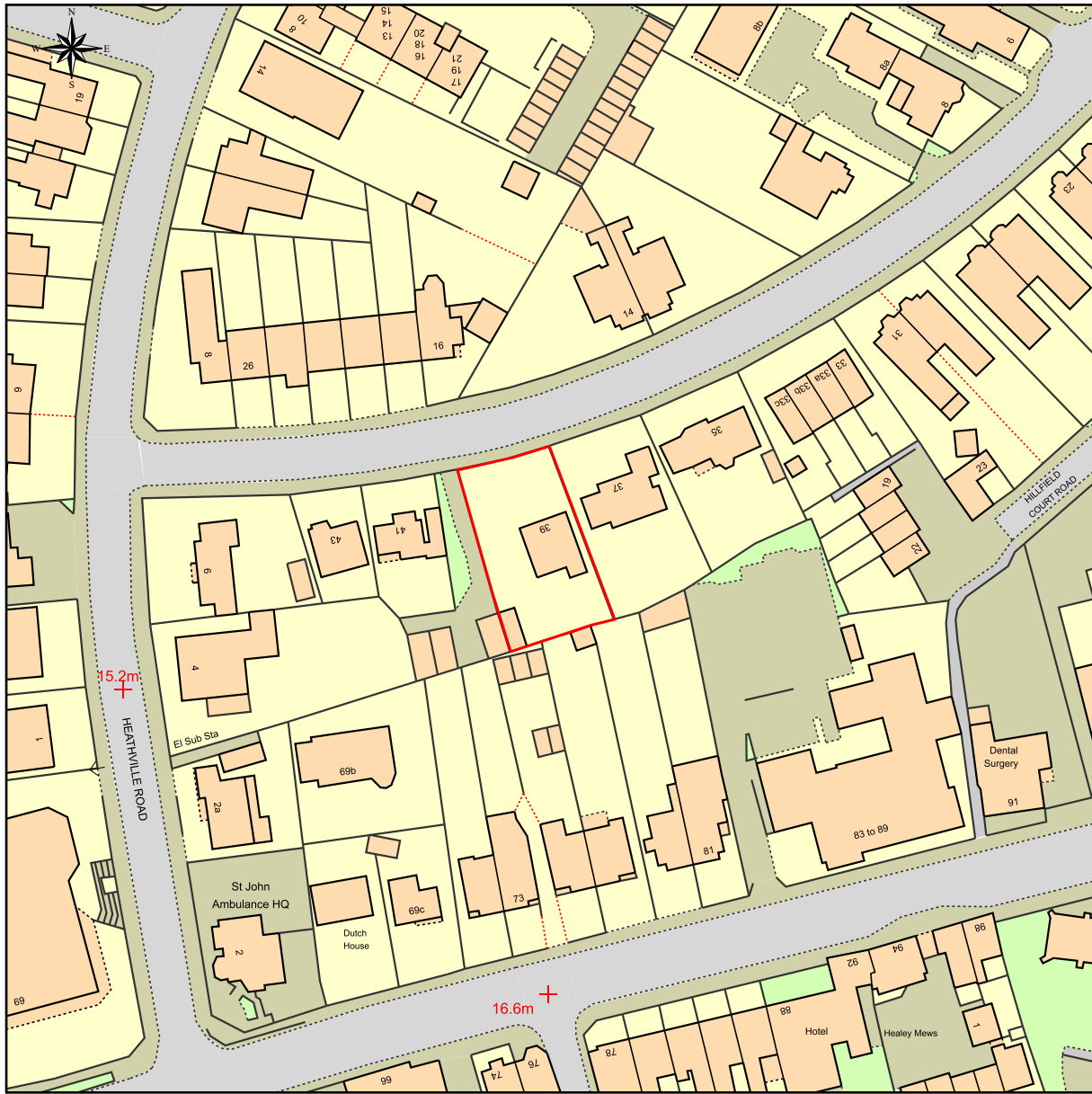
Signed

Maddox Associates

Date

13/10/2022

Location Plan of GL1 3DR



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2022. Ordnance Survey 0100031673

0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4



MADDOX PLANNING

PLANNING

STATEMENT

LONDON & MANCHESTER

MADDOX PLANNING
LONDON & MANCHESTER
0345 121 1706

PLANNING STATEMENT

The Malthouse, Gloucester
06/10/2022

Description of development

Full planning application for the change of use from residential (Class C3) to a two-bed care home for up to two young persons (Class C2) at The Malthouse, 39 Alexandra Road, Gloucester, England GL1 3DR.

Type of application

Full planning application

Applicant

WITHIN REACH SERVICES LIMITED

List of supporting documents

1. Application forms, certificates and notices;
2. Existing and proposed plans and drawings; and
3. Planning statement.

Development plan

The adopted development plan comprises:

1. Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031

There is no emerging development plan.

Policies map

There are no relevant designations on the policy map that relate to the site.

Planning policies

The following adopted and emerging planning policies are particularly relevant:

Document	Policy number	Policy title
Joint strategy 2011-2031	SD4	Design requirements

Other material considerations

Other material considerations (such as national planning policy and supplementary planning documents, area action plans and design briefs) include:

1. National Planning Policy Framework; and
 2. Planning Practice Guidance.
-

Relevant on- site planning decisions

Reference/address	Description	Status/decision date
19/01213/FUL	A single storey extension to the side of the existing dwelling to form a new master bedroom suite and WC facilities	Approved on 30 July 2020

Similar decisions

On 22 June 2022, permission was granted by Rhondda Cyon Taf Council for a “*Change of use from dwellinghouse (Class C3) to a five-bed care home for young persons (Class C2) (Retrospective)*”. A copy of the decision notice can be found at Appendix 1.

In addition to this, permission was also granted on 30 March 2020 by Gloucester City Council for “*Change of use of existing 5 bedroom dwellinghouse (Use Class C3) to a children’s home (Use Class C2)*” (ref. 19/01312/FUL).

These decisions are both relevant because they demonstrate the acceptability of the change of use from a dwellinghouse to a children’s home.

Contents of this statement

1. Site and area description
2. Proposed development
3. Considerations
4. Conclusions

Appendices

1. Decision notice (ref. 22/0520/10)

1.0 Site and area description

- 1.1 The site address is 39 Alexandra Road Gloucester, England GL1 3DR. The site area is 635sqm.
- 1.2 The existing building, known as 'The Malthouse', comprises a bungalow with a loft conversion providing habitable rooms on the upper floor. Landscaping is provided to the front and the rear of the site in the form of a garden. Electric gates provide a boundary between the site and Alexandra Road.
- 1.3 Existing vehicular and pedestrian access can be gained to the front of the site from Alexandra Road. There are several car parking spaces located to the front of the site, however there is no designated cycle parking spaces. Gloucester Railway Station is located approximately 0.6 miles to the south west of the site
- 1.4 The site is located within a flood risk zone 1 which affords a low probability of flooding at the site. The site is not located within a conservation area, and there are no statutorily or locally listed buildings within the vicinity of the site. The site is located within an Air Quality Management Area.
- 1.5 The surrounding area predominantly comprises of residential uses, with several care homes being located on Alexandra Road. Building heights in the area range between one and four storeys in height.
- 1.6 There are no highways designations on Alexandra Road.

2.0 Proposed development

2.1 The proposed description of development is:

“Full planning application for the change of use of from residential (Class C3) to a two-bed care home for up to two young persons (Class C2) at The Malthouse, 39 Alexandra Road, Gloucester, England GL1 3DR”.

2.2 With regards to the building layout, the function of the building will not change, with internal work being limited to decorative functions and minor adaptations that may be assessed as needed for an individual prior to their move in, and not before.

2.3 The ground floor comprises of a lounge, open plan kitchen-dining room, utilities room, bathroom and two bedrooms with en-suite bathrooms. The first floor comprises a staff room and an activity room.

2.4 In terms of the operations on site, it is proposed that the building will be used for a maximum of two children. The age range of the potential children residing in the property will range between 8 years to 19 years of age, which is the maximum age range spectrum for an Ofsted registered care home. The Malthouse would be the children’s “home”, accessing the community and education from it as with other children living in the community.

2.5 It is proposed that staffing on site will be 24/7, with the potential for more than one staff at a time dependent on the needs of the children living on site. Staffing will be provided on a rota and shift pattern with all staff employed and vetted by the applicant.

3.0 Considerations

3.1 Section 38(6) of the Planning Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. This section therefore assesses the proposal against the development plan policies outlined above and examines relevant material considerations where appropriate. The assessment draws upon the suite of application documents listed at Section 1 of this statement. The main planning considerations are:

1. Principle of development;
2. Design;
3. Residential amenity;
4. Transport and parking; and
5. Social and community benefits.

Principle of development

- 3.2 This application seeks planning permission for the change of use of the site from a residential dwelling to a care home for a maximum of two young persons (Class C2). The proposed use as a care home will allow for the care of a maximum of two young persons who require a range of specialist support to overcome individual challenges whilst being supported by staff at all times.
- 3.3 A material consideration here in assessing the planning merits of the proposal is that the site can already be used as a care home for up to six residents living together as a single household without the need for planning permission, as Use Class C3 provides for such a use. Planning permission is required here solely because the specific nature of the care provision, coupled with the age of the children, meaning that the use does not fall within Class C3.
- 3.4 The proposed change of use is in full compliance with both national and local policies, which supports such uses within settlement boundaries and seek to ensure the care and wellbeing of young people with specialist needs to be met. As a result, it can be concluded that this proposal is acceptable in principle.

Design

- 3.5 In terms of design, there are no proposed external changes to the building itself. As discussed above, any internal changes will be decorative and to assist with the specific needs of the young people residing at the property, with changes not requiring planning permission.
- 3.6 The proposed development will therefore be in accordance with the design policies set out in Local Plan Policy SD4.

Residential amenity

- 3.7 The proposed use of the site will not give rise to any adverse impacts for neighbouring properties. The existing lawful use of the site (Class C3) has the potential to generate similar, and in some circumstances, greater level of activity than the proposed Class C2 use. In practical terms, the site is not changing from its current use and will continue to be used in a way that is akin to a residential dwelling. In terms of amenity, the proposal is in compliance with the amenity subtext set out in policy SD4 of the Local Plan.

Transport and parking

- 3.8 The site is accessed via Alexandra Road and there are no changes proposed to the existing access arrangements. The application proposed will not generate any greater material level of additional traffic or parking demand given the proposed living arrangements of children and staffing shift pattern on site.
- 3.9 It can be concluded that the proposal will not give rise to any harmful transport or parking impacts. The level of parking and vehicular activity will remain at similar level to the existing use, and no more than could be expected under existing lawful uses within C3.

Social and community benefits

- 3.10 The proposed change of use will have significant social and community benefits as it will allow for the provision of much needed accommodation for those in need of specialist residential care and support. There is a demand for specific care facilities which address the needs of young persons and those with specialist support needs. This proposal will help to meet that demand and address the shortage in such specialist care provision. This is crucial in helping to support young person's live safe and independent lives in the local area.

4.0 Conclusions

- 4.1 This planning statement has been prepared on behalf of our client, Within Reach Services Limited, in support of a full planning application for the change of use of The Malthouse to a two-bed care home for up to two young persons (Class C2). This statement demonstrates that the proposal is in accordance with the relevant policies contained within the development plan.

Benefits of the proposal

- 4.2 The provision of a new care home for accommodating children who require specialist needs must be seen as a benefit.
- 4.3 In accordance with the presumption in favour of sustainable development, we urge this planning application to be approved without delay.

Appendix 1



Uwchadran Adfywio a Chynllunio
Regeneration and Planning Division
Tŷ Sardis House, Heol Sardis Road, Pontypridd CF37 1DU

Town and Country Planning Act 1990

FULL PLANNING PERMISSION

Client's Name and Address

[REDACTED]

Alder King
Pembroke House
15 Pembroke Rd
Clifton
Bristol
BS8 3BA

Applicant's Name and Address (if different)

[REDACTED]

c/o Alder King Planning Consultants
Pembroke House
15 Pembroke Road
Bristol
BS8 3BA

Part I - Particulars of Application Number 22/0520/10

Proposal: Change of use from dwellinghouse (Class C3) to a five-bed care home for young persons (Class C2) (Retrospective).

Location: The Hollies, Meadow Street, Gilfach Goch, Porth, CF39 8TA

Grid Ref: 297878, 188659

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Rhondda Cynon Taf County Borough Council GRANTS permission for the carrying out of the development as specified in the application and plans submitted, subject to the following conditions:-

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

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in accordance with

the approved plan nos. 001, 003, 005, and documents received by the Local Planning Authority on 27/04/2022, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

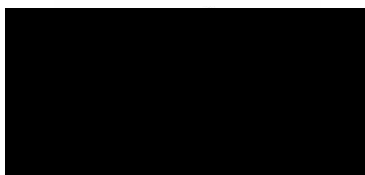
Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

- 3 The premises shall only be used as a residential care home for a maximum of 5 no. children and for no other purpose, including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: In the interests of residential amenity and the provision of adequate parking in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Dated: 22/06/2022

Signed



Head of Planning

NOTES TO APPLICANT:

- 1 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Ministers under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice for Householder or Minor Commercial Developments or within 6 months of the date of this notice for all other appeals.

Appeals must be made using a form which you can get from the Welsh Ministers, Planning Inspectorate at Crown Buildings, Cathays Park, Cardiff CF10 3NQ, or online at www.planningportal.gov.uk/pcs.

The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are

special circumstances which excuse the delay in giving notice of appeal.

The Welsh Ministers need not consider an appeal if it seems to them that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Welsh Ministers do not refuse to consider appeals solely because the local planning authority based their decision on a direction given by them.

- 2 All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

- 3 I wish to inform you that the proposed development may also require a consent under the Building Regulations 2000. Therefore, would you please contact the Building Control Section on (01443) 494746 to discuss the matter further.

- 4 The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be

sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

5

A search of our records relating to potentially contaminating past land uses has shown that the application site was formerly occupied by electrical substations. Pollution and Public Health therefore considers that there is a potential for hazards associated with land contamination to exist on the development site. Due to the size and nature of the proposed development, the applicant should be advised of the past use(s) of the site and the potential for contamination to exist. Additionally, the applicant may wish to undertake their own site investigation to allow further assessment of the potential hazards and to comply with their duty of care. Further guidance on producing on Site Investigations has been produced by the WLGA: Welsh Developers' Guide to Contaminated Land. The document can be downloaded from the Council's website (http://www.rctcbc.gov.uk/en/relateddocuments/publications/environmentproject/wlga_eawguidefordevelopersmay2012final.pdf) Applicants are advised to contact Pollution and Public Health on 01443 425001 should during the course of development, areas of contamination be encountered.



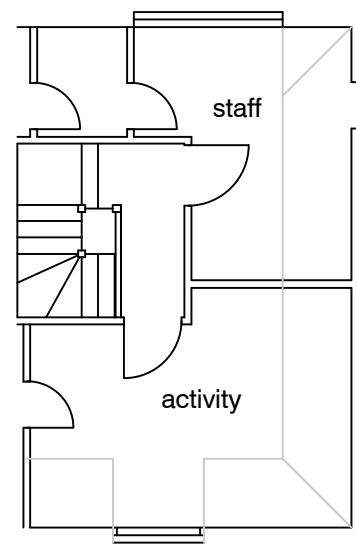
Front (north) Elevation
scale 1:100



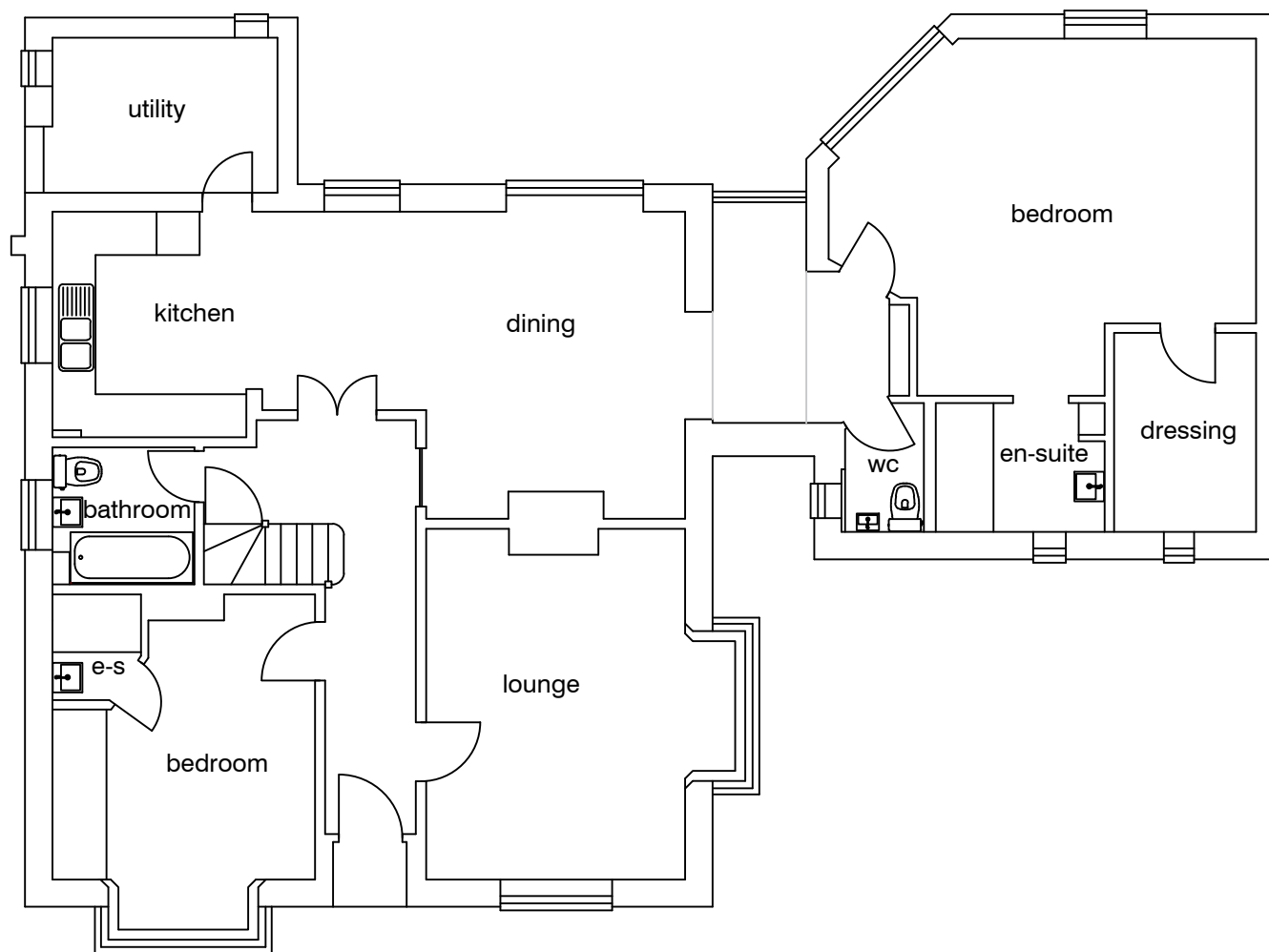
Side (east) Elevation



Rear (south) Elevation



Side (west) Elevation



Garage



Scale in metres

Block Plan - scale 1:500



**Peter A Marshall
Architect Limited**

2 Halfpenny Close, Twigworth
Gloucester GL2 9GX

Client
WITHIN REACH SERVICES LTD

Job Title
**The Malthouse
39 Alexandra Road
Gloucester**

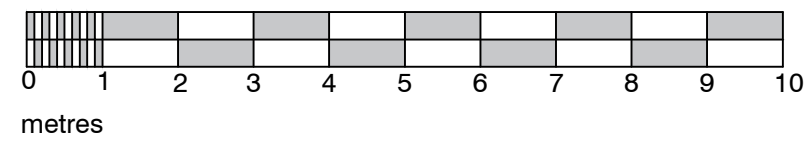
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plans as existing

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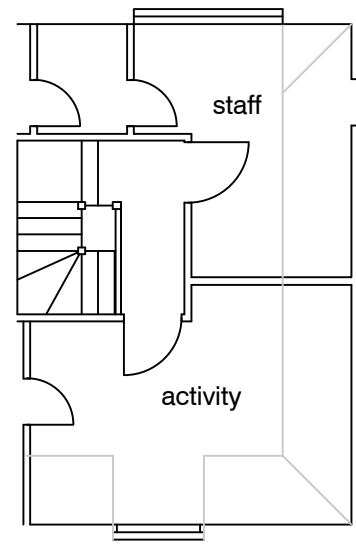
Front (north) Elevation
scale 1:100



Side (east) Elevation



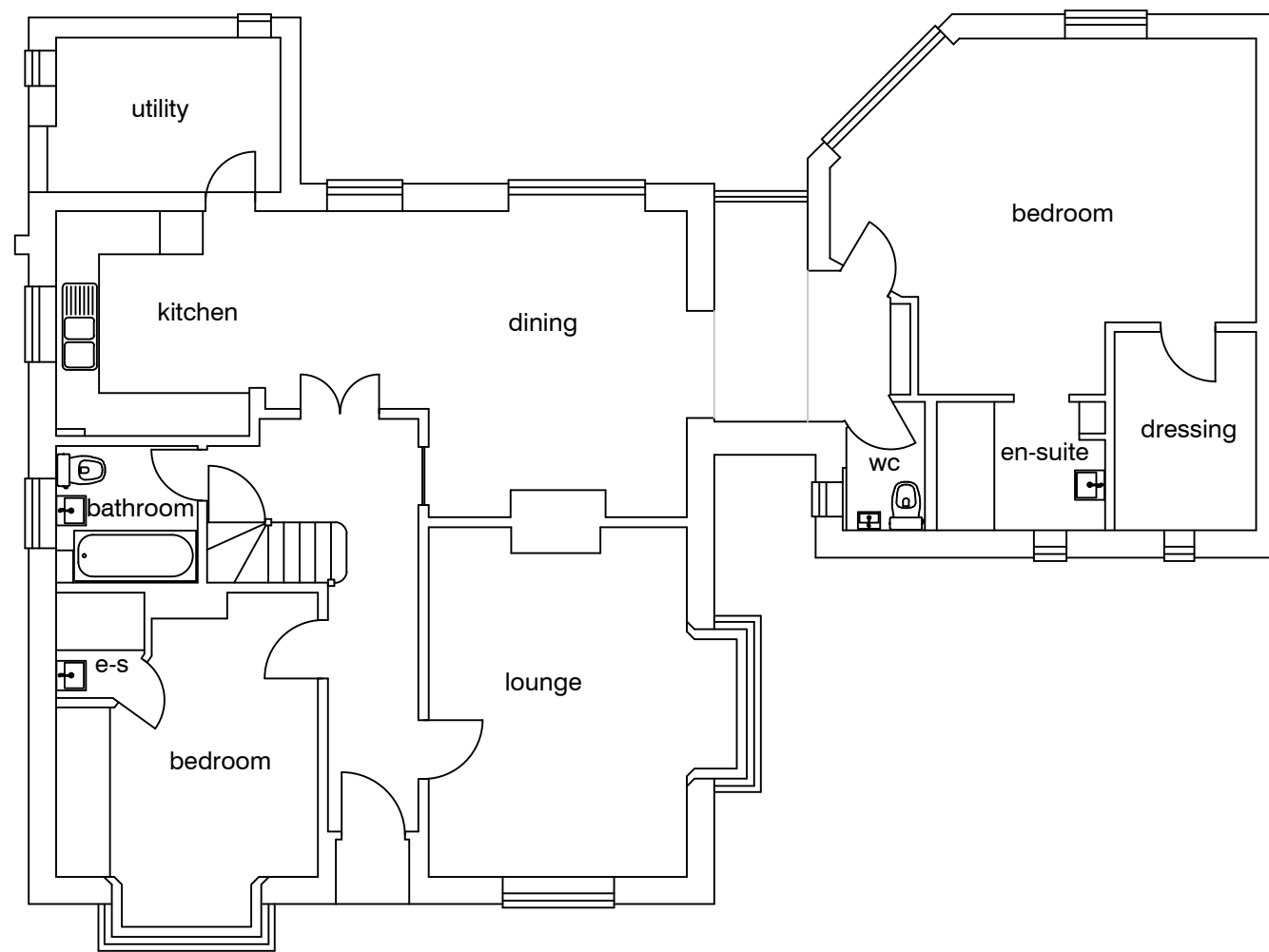
Rear (south) Elevation



First Floor Plan



Side (west) Elevation



Ground Floor Plan
scale 1:100



Block Plan - scale 1:500

**Peter A Marshall
Architect Limited**

2 Halfpenny Close, Twigworth
Gloucester GL2 9GX

Client
WITHIN REACH SERVICES LTD

Job Title
**The Malthouse
39 Alexandra Road
Gloucester**

Drawing Title
plans as existing and proposed

Scale As shown @ A2	Date 29.09.2022	Drawn pam
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22	60	01
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