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Email: james.firth@struttandparker.com



Dear Claire,

RE: 15/00075/FUL - 90 Main Road, Hawkwell

Demolition of existing buildings and redevelopment to provide 36 dwellings with associated parking, modified site access, pumping station, open space and landscaping.

PP-04582342: Application for discharge of planning conditions

This letter accompanies an application for the discharge of conditions specified within the above planning permission granted on 27th August 2015. This application seeks the discharge of the following conditions:

- Condition 3 – Materials details
- Condition 4 – Surface finishes
- Condition 5 – Window and Door Position
- Condition 6 – Landscape details
- Condition 7 – Boundary treatments
- Condition 9 – Levels
- Condition 10 – Refuse and Recycling
- Condition 11 – Turning
- Condition 20 – Parking and Turning
- Condition 24 – Residential Travel Information Packs
- Condition 25 – Construction Method Statement
- Condition 29 – Ecology Timetable
- Condition 30 – Contamination
- Condition 31 – Removal of Asbestos Survey
- Condition 32 – Lighting
- Condition 36 – Accessibility
- Condition 37 – Energy Efficiency
- Condition 38 – Detailed Surface Water Drainage
- Condition 39 – Drainage during construction
- Condition 40 – Foul Water Strategy
- Condition 41 – Details of art work
- Condition 42 – Cycle and Bin Store details

A brief description of the information provided for approval by the Council is provided below with all relevant documentation and application forms having been submitted electronically via the Planning Portal.

Condition 3 – Materials details

Please find enclosed drawing number 2014-479-003 B.2. Materials Key Plan.

As indicated on the drawing bricks are proposed to be Handon Atherstone Red. White through colour render will also be used where indicated along with black cedar boarding consistent with the approved plans.

Boundary treatments are also indicated on the drawing including 1.8m high walls and fencing. In view of the existing neighbouring boundary treatment and vegetation a chain link fence is proposed to the eastern boundary as indicated by the broken line.

Siga 39 Spanish Natural Slate Roof Tiles are proposed for all units.

Condition 4 – Surface finishes

Please find enclosed Matt Lee Landscape details drawing number PR055/03A indicating proposed surface treatments.

Also submitted in discharge of this condition is Walker Associates Consulting Limited drawing number C6637 – CE5 which provides details of road details, pavement and kerbs.

Condition 5 – Window and Door Position

Please find enclosed revised elevation drawings indicating window and door positioning in accordance with this condition. These drawings are:

Elevations

- 2014-479-012 B-2 Plots 1 & 2 Elevations
- 2014-479-022 B-2 Plots 3 – 6 Elevations
- 2014-479-032 B-2 Plots 7 – 9 Elevations – Sheet 1
- 2014-479-042 B-2 Plots 10 – 13 Elevations
- 2014-479-052 B-2 Plots 14 – 16 Elevations
- 2014-479-062 B-2 Plots 17 – 18 Elevations
- 2014-479-072 B-2 Plots 19 – 22 Elevations
- 2014-479-082 B-2 Plots 23 – 26 Elevations – Sheet 1
- 2014-479-092 B-2 Plots 27 – 29 Elevations
- 2014-479-102 B-2 Plots 30 – 31 Elevations
- 2014-479-112 B-2 Plots 34 – 36 Elevations

Floor Plans

- 2014-479-011 B-2 Plots 1 & 2 Floor Plans
- 2014-479-021 B-2 Plots 3 – 6 Floor Plans
- 2014-479-031 B-3 Plots 7 - 9 Floor Plans
- 2014-479-041 B-2 Plots 10 – 13 Floor Plans

- 2014-479-051 B-3 Plots 14 – 16 Floor Plans
- 2014-479-061 B-2 Plots 17 & 18 Floor Plans
- 2014-479-071 B-2 Plots 19 - 22 Floor Plans
- 2014-479-081 B-3 Plots 23 - 26 Floor Plans
- 2014-479-091 B-3 Plots 27 - 29 Floor Plans
- 2014-479-101 B-3 Plots 30 – 33 Floor Plans
- 2014-479-111 B-3 Plots 34-36 Floor Plans

Condition 6 – Landscape details

Please find enclosed hard and soft landscape details as follows:

- Go Planning 2014-479-001 B.2 Externals Plan (hard landscaping)
- Matt Lee Landscape Architecture Outline Landscape Proposals Drawing Number PR055/03A
- Matt Lee Landscape Architecture Planting Proposals Drawing Number PR055/04A
- Walker Associates Consulting Limited drawing number C6637 – CE5
- Go Planning Drawing Number 2014-479-002 B.1 Services Plan

Condition 7 – Boundary treatments

Please find enclosed drawing number 2014-479-003 B.2. Materials Key Plan.

Boundary treatments are also indicated on the drawing including 1.8m high walls and fencing. In view of the existing neighbouring boundary treatment and vegetation a chain link fence is proposed to the eastern boundary as indicated by the broken line.

Condition 9 – Levels

Please find enclosed:

- Walker Associates Consulting Drainage and External Levels Layout C6637 – CE1
- Walker Associates Consulting Section Drawing C6637 – CE2
- Go Planning Site Plan 2014-479-001 B2

This includes the required information on finished floor levels.

Condition 10 – Refuse and Recycling

- Refuse and recycling locations indicated on Go Planning drawing number 2014-479-001 B.2 External Plans.
- Bin and Cycle Store details provided on Go Planning drawing number 2014-479-CB01

Condition 11 – Turning

Please find enclosed:

- Walker Associates Consulting Drainage and External Levels Layout C6637 – CE1
- Walker Associates Consulting Section Drawing C6637 – CE2
- Walker Associates Consulting Typical Pavement Construction C6637 – CE5
- Walker Associates Consulting Vehicular Swept Path Diagram C6637 – CE7

Condition 20 – Parking and Turning

Parking and turning is indicated on the following enclosed drawings:

- Go Planning 2014-479-001 B.2 Externals Plan
- Walker Associates Consulting Vehicular Swept Path Diagram C6637 – CE7

Condition 24 – Residential Travel Information Packs

I can confirm that Residential Travel Information Pack will be provided in accordance with the condition requirements. The intention is that these will be provided utilising the standard Essex County Council methodology and information using their Travel Planning service. I would be grateful if you could confirm the acceptability of this approach as part of this application.

Condition 25 – Construction Method Statement

Please find enclosed:

- Construction Method Statement
- Pre-Construction Health & Safety Site Map

Condition 29 – Ecology Timetable

Please find enclosed:

- Letter from Marden Homes confirming timescales for ecology enhancement measures in accordance with the conclusions and recommendations at section 5 of Conservation Constructions report 24th January 2014.

Condition 30 – Contamination

Please find enclosed:

- Site Investigation Desk Study - CD
- Phase 2 Site Investigation Report

Condition 31 – Removal of Asbestos Survey

Please find enclosed:

- KPR3736 Asbestos Removal Survey - CD

Condition 32 – Lighting

Please find enclosed:

- Philips Lighting Solutions drawing number 091249-MD-R0
- Lighting Proposal Summary

Condition 34 – Water Efficiency

Please find enclosed Part G water efficiency calculations produced by Award Energy Consultants. A calculation has been carried out for each of the plots.

Condition 35 – Energy Efficiency

Please find enclosed reports for plots indicating building regulation compliance including energy efficiency measures. This includes Compliance Information and Predictive Energy Assessment for each of the plots.

Condition 36 – Accessibility

Plot 36 is designed so as to provide for use by wheelchair users and meet Building Regulations Cat II standards for accessibility. Details are provided on submitted drawings:

- Go Planning 2014-479-001 B.2 Externals Plan
- 2014-479-112 B-2 Plots 34 – 36 Elevations
- 2014-479-111 B-3 Plots 34 – 36 Floor Plans

Condition 37 – Energy Efficiency

Please find enclosed energy report prepared by Award Energy Consultants.

Condition 38 – Detailed Surface Water Drainage

With regards to surface water drainage please find enclosed:

- CC6637 CE1 – Drainage and External Levels
- CC6637 CE2 – Road and Drainage Section
- CC6637 CE3 – Drainage Construction Details Sheet 1
- CC6637 CE4 – Drainage Construction Details Sheet 2
- CC6637 CE5 – Typical Pavement Construction Details
- CC6637 CE6 – Adoptable Pumping Chamber Compound
- CC6637 – 1 in 100 year calculations plus 30% climate change

Condition 39 – Drainage during construction

Please see:

- Construction Method Statement
- Pre-Construction Health & Safety Site Map
- CC6637 CE1 – Drainage and External Levels
- CC6637 CE2 – Road and Drainage Section
- CC6637 CE3 – Drainage Construction Details Sheet 1
- CC6637 CE4 – Drainage Construction Details Sheet 2
- Confirmation Letter from Marden Homes

Condition 40 – Foul Water Strategy

Please find enclosed:

- CC6637 CE1 – Drainage and External Levels
- CC6637 CE2 – Road and Drainage Section
- CC6637 CE3 – Drainage Construction Details Sheet 1
- CC6637 CE4 – Drainage Construction Details Sheet 2
- CC6637 CE5 – Typical Pavement Construction Details
- CC6637 CE6 – Adoptable Pumping Chamber Compound

Condition 41 – Details of art work

- Discussions are underway regarding the nature of the art work to be provided with Claire Buckley, Sophie Manus and Matt Harwood at Rochford District Council. The detailed form of art work is to be agreed and installed as part of this process. Details of the proposed approach to the open space area are given on Matt Lee Landscape Architecture Outline Landscape Proposals Drawing Number PR055/03A

Condition 42 – Cycle and Bin Store details

- Bin and Cycle Store details provided on Go Planning drawing number 2014-479-CB01

Additional information in relation to non-dischargeable conditions is also provided on drawings including:

- Condition 12 - obscure glazing indicated on the drawings supplied
- Condition 20 - demarcation is now indicated on the site plan
- Condition 26 - disabled parking space is not indicated on the submitted site plan

Condition 43 and 44 are pre-occupation and details on these will be provided in due course. I believe other conditions are non-dischargeable.

This letter is also accompanied by a cheque for the required application fee of £97.00.

I trust that the details provided allow for the discharge of the relevant conditions however please do not hesitate to get in touch should you require any further information.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'J Firth'.

James Firth BA(Hons) MSc MRTPI
Associate Planner