

1528-Condition Discharge – Application 2 (Ref: 22/1033)

Contract: **Proposed discharge of Conditions Crawford Street, Newport**

Contract No: **1528**

Version 1

Date: 23rd December 2024

Introduction

This document has been prepared to support an application to discharge Pre Construction Conditions attached to Planning Consent 22/1033, for a residential development at the former Gwent Car Sales, Crawford Street, Newport, NP19 7AY

The relevant Conditions are:

- Condition 2: Slab levels and Section,
- Condition 4: Piling Risk Assessment
- Condition 8: Retaining walls, ramp etc,
- Condition 9: Means of enclosure
- Condition 10: Green Roofs
- Condition 11: EV Infrastructure
- Condition 12: External Materials
- Condition 13: Ecological Enhancements
- Condition 14: Foul water Drainage details

We have set out below details of the information submitted in respect of each of these conditions:

Condition 2: Slab levels and Section

Condition 2 states:

"No development (excluding demolition), shall commence until details and plans showing the finished slab level of the building(s) hereby approved, together with cross sections through the site, have been submitted to and approved in writing by the Local Planning Authority. The finished floor levels of the development shall be set no lower than 9.2m AOD for the car park, and 9.3m AOD for the proposed apartment building. The site access shall be ramped from 7.6m AOD to 9.2m AOD, and the bin storage area will have a finished floor level of 7.92m. The development shall be undertaken in accordance with the Flood Consequence Assessment Version 3 by JBA Consulting dated May 2023....."

The approved plans and site section clearly show the Finished floor level of the building and the ramp. These drawings as listed below are resubmitted as confirmation that the levels stated will be provided, as required by the approved FCA. Note they have been updated to show additional information such as retaining walls and bin store details.

The following drawings are submitted in discharge of this Condition. The document address the issues raised in the Condition:

- 1528 PL2 05E Site GF Plan
- 1528 PL2 07D Site Section

In addition, we have pleasure in providing the additional engineers drawings and architectural strip sections that show the required levels.

- 1528WD400G – Sections
- INT22059-101-**P02**-FOUNDATION DETAILS
- INT22059-020 Rev **P2** Foul Drainage Layout

Hopefully this is acceptable and the Condition can be partially discharged. I can confirm that the building will be built in accordance with the approved levels.

Condition 4: Piling Risk Assessment

Condition 4 states:

"No development shall commence (excluding demolition) until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details...."

The following documents are submitted in discharge of this Condition. The documents address the issues raised in the Condition:

- INT22059-100-P04-FOUNDATION & PILING LAYOUT
- 17245 - Crawford Street Piling Risk Assessment Report 02
- 17245 - Crawford Street, Newport - Issue 4

The Risk assessment prepared by Messrs Terra Firma directly addresses the Condition..

Hopefully the submitted information is sufficient and the Condition can be discharged.

Condition 8: Retaining walls, ramp etc

Condition 8 states:

No development shall commence until full details of all retaining walls, parapet and vehicular ramp have been submitted to and approved in writing by the local planning authority. The details shall include but not limited to structural calculations for any retaining structures, heights and materials. The development shall be completed in accordance with the approved details prior to the first occupation of any unit as hereby approved and shall thereafter be permanently maintained thus..."

The following drawings and documents are submitted in discharge of this Condition. The documents address the issues raised in the Condition:

- 1528 PL2 05D Site GF Plan
- 1528 PL2 06E Elevations
- 1528 PL2 07D Site Section
- **1528 PL2 12 Boundary Conditions**
- 1528PL2 13 Retaining Wall/Fence details
- Team-Elite-Brochure-2022

Note that the arrangement and setting out of the retaining wall(s) is shown on 1528 PL2 05D and 1528PL2-12, with details of the product shown on the submitted brochure and drawing 1528PL2-13.

Details of the ramp are shown on drawings:

- 1528 PL2 06E Elevations
- INTRADO Ramp sections

Hopefully the submitted information is sufficient and the Condition can be discharged allowing demolition to commence.

Condition 9: Means of enclosure

Condition 9 states:

"Prior to the commencement of construction on site full details of all means of enclosure shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details prior to the first occupation of any unit as hereby approved and shall thereafter be retained for the lifetime of development...."

It is understood that this condition includes all boundary fences, hedges, walls etc. Please note that this also includes the retaining walls covered by Condition 8 above. The drawings submitted for Condition 8 have therefore also been included in this Condition.

In addition the proposed boundary fence to the front of the site was shown in detail on the approved Ground Floor/Site plan 1528 PL2 05D Site GF Plan. These drawings are also submitted in discharge of this Condition.

The following drawings have been submitted to discharge this Condition :

- 1528 PL2 05D Site GF Plan
- 1528 PL2 06E Elevations
- 1528 PL2 12 Boundary Conditions
- 1528PL2 13 Retaining Wall/Fence details
- Team-Elite-Brochure-2022

Hopefully the submitted information is sufficient and the Condition can be discharged allowing demolition to commence.

Condition 10: Green Roofs

Condition 10 states:

"Prior to the construction of the development hereby approved full details of the green roofs shall be submitted to and approved in writing by the local planning authority. The details shall include a monitoring and maintenance plan for the green roofs to include photographic evidence by a Landscape Consultant, timings for planting and replacement plants where necessary by 31st December for year 2 and 5 after planting...."

The Green roofs to the bin store and the bike store will be a Bauder Extensive Sedum blanket on a cold bitumen applied watrerproof finish as seen at:

<https://www.bauder.co.uk/green-and-blue-roofs/green-roofs/extensive-lightweight-sedum>

The species of plants within the blanket are shown on the document XF 301 and SB Sedum Species List

Sedum roofs require little to no maintenance and plants are self germinating and replacing. The roofs will be inspected by the appointed Landscape Consultant, DP Landscapes as part of the services set out in the Landscape Management Plan submitted as part of the planning application and approved. This document is enclosed again for clarity.

The following drawings have been submitted to discharge this Condition:

- R01_Landscape Management Plan
- BauderGREEN-XF-301-System-Summary
- BauderLtd-ExtensiveGreenRoofSystem-XF301SedumBlanket
- XF301 Sedum Blanket Specification
- XF 301 and SB Sedum Species List

It is hoped that the submitted information is sufficient to discharge the Condition.

Condition 11: EV Infrastructure

Condition 11 states:

"Prior to the construction of the development hereby approved a scheme of Ultra Low Energy Vehicle infrastructure shall be submitted to the LPA and written approval received. The infrastructure shall be implementation in accordance with the approved details prior to the first beneficial occupation of any unit and thereafter be permanently retained...."

Underground ducts are provided from the electricity supply cupboards across the cart park and along the rear row of parking spaces. This will give the ability to provide EV charging to over 50% of the available parking spaces.

Electric Charging is not permitted under the overhang for Fire Safety reasons.

The routing of the ducts and the potential charging points is shown on the following drawing:

- 1528 PL2 05D Site GF Plan

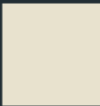
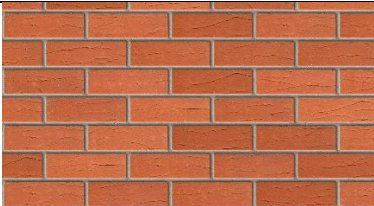
It is hoped that the submitted information is sufficient to discharge the Condition.

Condition 12: External Materials

Condition 12 states:

"No work shall be commenced on the construction of the approved scheme until details/samples of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority...."

Details of wall finishes and external surfaces were shown on the approved Ground Floor/Site Plan and Elevations. These drawings have been submitted again to discharge this condition and the materials are described below:

Location	Material	Manufacturer/Reference	Image/Sample
Upper cladding	Grey metal cladding	Tata Catnic Urban standing seam, colour Merlin BS18B25 https://www.tatasteelurope.com/construction/key-products/colorcoat-urban	
Render	Silicone Render	K-rend Silicone TC05 colour Antique White https://www.k-rend.co.uk/products/renderers/silicone-tc-05	 Antique White
Brickwork	Red facing bricks	Ibstock Brunswick Red Refer to submitted document cb6d514a-098a-4181-b2a9-4109068e5180 and https://www.ibstock.co.uk/product/bricks/A0637A?page=1&	
Paving	Block paving	450x450mm flag paving. Marshalls Charnwood - French Grey https://www.marshalls.co.uk/commercial/product/cha-wood-paving	
Permeable paving to Car park areas	Block paving	Marshalls Piora (Burnt Ochre) https://www.marshalls.co.uk/commercial/product/piora-permeable-block-paving	

Windows/Doors	Grey UPVC	TBC	
Ramp	Brushed concrete	Generic	

The finishes are shown on the following drawings which are submitted for approval:

- 1528 PL2 05D Site GF Plan
- 1528 PL2 06E Elevations

It is hoped that the submitted information is sufficient to discharge the Condition.

Condition 13: Ecological Enhancements

Condition 13 states:

“A scheme of ecological enhancement to provide net benefit to biodiversity is submitted to and approved in writing by the local planning authority. This shall include full details of the location and specification of ecological enhancements and the timing of their inclusion....”

The Biodiversity of the site will be improved by the following measures that are included in the design:

- The installation of the proposed landscaping scheme which will introduce a range of species not previously found on the site,
- The installation of a number of specific features to enhance biodiversity as described below.

As the existing is entirely covered by buildings, which do not accommodate bats, and tarmac parking areas it currently has no biodiversity. There are no existing biodiversity features to retain, protect or enhance.

As a result the introduction of any biodiversity features provides a net gain in biodiversity and ecological enhancement as required by the condition.

The landscaping scheme, including a list of species is shown on the submitted Landscape Plan:

The following additional features are proposed in locations as shown on the submitted elevations:

- 2 No Schwegler IFQ Surface Mounted Bat Boxes, located on the SE elevation of the building. These will be painted to match the building colour as closely as possible.



- 2 No Vivara Pro WoodStone Swift Nest Boxes, located on the NE elevation of the building



The following drawings are submitted to discharge this condition in addition to the information provide above :

- 1528 PL2 05D Site GF Plan
- 1528 PL2 06E Elevations
- 1528 PL2 GIS Green Infrastructure Statement

It is hoped that the submitted information is sufficient to discharge the Condition.

Condition 14: Foul Drainage Layout

Condition 14 states:

"Prior to the construction of the development hereby approved a drainage scheme for the site shall be submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system...."

The proposed Foul drainage scheme is shown on the following drawing:

- INT22059-020 Rev P2 Foul Drainage Layout

It is hoped that the submitted information is sufficient to discharge the Condition.

GENERAL

I have included overleaf a schedule of all relevant submitted drawings and documents, including originally approved drawings with a checklist of which conditions they are relevant to, assist in your evaluation of the information submitted to date.

Where a drawing has been updated or newly submitted as part of this application it has been shown in red.

[illegible]

Note: drawings in red are revised or new drawings.