

SCHEDULE OF CONDITION DISCHARGE 01

Condition 3 – Materials

We submitted an application for discharge of condition 3 on 25 April 2017 through the Planning Portal and received a refusal under Notice CDN/17/0227 dated 15th June 2017. This Notice did however acknowledge that the Schedule of External Materials submitted to MCC Planning as part of the Notice were “considered to be acceptable in principle” and that the only outstanding issue was the colour of the “multi-coloured Sto render”.

In consideration of the final discharge of this condition we have now provided drawings illustrating the colours of the external render in question. The drawings included are: -

- 2139.01.624C2 - External Factory Details - Sht 1 of 2
- 2139.01.627C3 - External Factory Details - Sht 2 of 2

For the avoidance of doubt we have also included the previously issued External Materials Schedule:
-

- External Materials Schedule - Little Greene Paint_RevA

Condition 5 - PRA, Remediation and Validation

This condition was split into 5a and 5b.

We wrote (email attached) to the MCC Planning on the 14 November 2016 in relation to a number of conditions we felt had been dealt with pre-application, and appropriate information supplied with the planning application to evidence this, but had still been conditioned on the Decision Notice. Our email correspondence received a response from MCC Planning on the 10th January 2017 acknowledging the following in relation to site investigation: -

- The PRA desktop study information was found to be adequate
- The Phase 2 site investigation and risk assessment were considered appropriate for the site and appeared consistent with recognised guidance and best practice
- The final risk assessment was found to be adequate

Further information was requested in relation remediation proposals and the details and specification for the gas protection measures to enable condition 5a to be discharged. This information was not provided at the time however we are now able to provide the balance of information to enable part discharge of Condition 5 i.e. condition 5a. This balance of information is the Remediation Strategy including details of the gas protection measures prepared by the LK Group: -

- Phase 3 - Remediation Strategy - R3

In relation to the discharge of the second part of the condition, namely 5b, we are negotiating the release of the Verification Report prepared by the LK Group on behalf of the principal contractor, Cruden Construction Ltd, who were carrying out the works. Unfortunately prior to payment and release of this Report the principal contractor, Cruden Construction Ltd, went into administration. We

2139/1
LITTLE GREENE PAINT CO LTD
NEW OFFICE AND WAREHOUSE

understand the Report has been prepared and is complete and are looking to obtain directly from the LK Group. We will forward the Report once received.

Condition 6 – Archaeological

Similar to Condition 5 we wrote (email attached) to the MCC Planning on the 14 November 2016 in relation to a number of conditions we felt had been dealt with pre-application, and appropriate information supplied with the planning application to evidence this, but had still been conditioned on the Decision Notice. Our email correspondence received a response from MCC Planning on the 10th January 2017 acknowledging the following in relation to archaeology: -

- “All of the archaeological work required by condition has been completed and the necessary documentation and public information produced. Therefore, GMAAS are happy for the archaeology condition to be discharged in full.”

Whilst we acknowledge that this does not constitute an official discharge of condition we would request that you consider that the information to enable the discharge of condition 6 to have been provided at the time and that you will discharge the condition as part of our current request.

Condition 7 - Surface water drainage and verification report

In relation to the first part of the condition we have included the drainage strategy (Section 4 and Appendix 5 of the Flood Risk Assessment prepared by Lees Roxburgh in February 2015) and site drainage proposals as part of our current application to discharge conditions which include the following documents: -

- 2139.01.101 C10 Drainage Layout
- 2139.01.102 C2 Drainage Details
- Flood Risk Assessment and Drainage Strategy
- UU Confirmation of Drainage Connections

Whilst we acknowledge that the proposed plans for the development presented in the Flood Risk Assessment and Drainage Strategy Report are not exactly as-built they are significantly similar to still be considered appropriate for the development in relation to the drainage run-off calculations.

The second part of the condition relates to the verification of the installed drainage systems. It was intended that the principal contractor would provide a photographic record of the installed drainage systems on the project, however prior to this being issued the principle contractor, Cruden Construction Ltd went in to administration.

We are able to confirm that the drainage has been installed in line with the drainage layout drawing 2139.01.101 C10 Drainage Layout. If confirmation from ourselves as the Contract Administrator, Architect and Structural/Civil Engineer is insufficient to verify the installation has occurred in line with the submitted proposal drawings could we please request clarification in relation to the expectation in relation to verification considering the current circumstances?

2139/1
LITTLE GREENE PAINT CO LTD
NEW OFFICE AND WAREHOUSE

Condition 8 - Drainage Management plan

We have prepared a Drainage Management Plan alongside the Client and enclose a copy of the document with this condition discharge application, namely: -

Drainage Management Plan

13. Construction Management Plan

Whilst the construction works are now complete without complaint from neighbours nor any enforcement by the local authority we have attached a copy of the Construction Management Plan for review and to enable condition discharge, namely: -

- Construction Management Plan