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FAO: David Brettell

Planning Department
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13 September 2017

Ref.: 05219/04.01

Brazennose House - Application number: 111805/FO/2016/C1
Planning Condition PC04, PC05, PC07, PC08, PC09, PC14, PC25 and PC28

Dear David,

We write with reference to Planning Condition No.04, 05, 07, 08, 09, 14, 25 and 28.

No. 04:

"No development shall take place unless and until a method statement detailing the control of workmanship in the manufacture, transportation to, and handling and erection on site of the external materials so as to maintain their appearance and quality, has been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials."

We believe the information contained within the enclosed 'Response to Condition 4' from Marshall Construction is sufficient to discharge this pre-commencement Planning Condition.

No.05:

"No development shall commence unless and until samples and specifications of all hard landscape materials, together with a layout plan identifying the location of the materials have been submitted to and approved in writing by the City Council as local planning authority.

The development shall be constructed only using the approved materials. The approved scheme shall be implemented not later than 12 months from the date the building is first occupied."

We believe the information contained within the enclosed letter by Arcadis is sufficient to discharge this pre-commencement Planning Condition.

No.07:

"Before development commences, details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved shall be submitted to and

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approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation."

We believe the information contained within the enclosed checklist from Design for Security is sufficient to discharge this pre-commencement Planning Condition. Following our conversation we can apply for sign off 6 months after completion.

No. 08:

"Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved by the City Council, and the development shall be implemented fully in accordance with the approved details. The Construction Management Plan will contain a Noise & Vibration section (in addition to a dust emission section) that shall base the assessment on British Standard 5228, with reference to other relevant standards. It shall also contain a community consultation strategy which includes how and when local businesses and residents will be consulted on matters such out of hours works. Any proposal for out of hours works (as below) will be submitted to and approved by this section, the details of which shall be submitted at least 4 weeks in advance of such works commencing."

We believe the information contained within the enclosed Construction Environmental Management Plan by Marshall Construction is sufficient to discharge this pre-commencement Planning Condition.

No.09:

"No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
** all previous uses*
** potential contaminants associated with those uses*
** a conceptual model of the site indicating sources, pathways and receptors*
** potentially unacceptable risks arising from contamination at the site.*
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

We believe the information contained within the enclosed 'Contaminated Land' letter and 'Geotechnical and Contaminated Land Interpretative Report' from Ramboll and 'geotechnical and Geo-environmental Desk Study' from ARUP is sufficient to discharge this pre-commencement Planning Condition.

No.14:

"The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site."

We believe the information contained within the enclosed 'Response to Condition 14' from Marshall Construction is sufficient to discharge this pre-commencement Planning Condition.

No.25:

"Studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:

a) Measure the existing television signal reception within the potential impact area, as defined in the submitted Radio and TV Reception Impact Assessment, before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications, and shall include an assessment of the survey results obtained.
b) Assess the impact of the development on television signal reception within the potential impact area identified in (a) above within one month of the practical completion of the development and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (a) above."

We believe the information contained within the enclosed 'Baseline Television Signal Survey & Television Reception Impact Assessment' by GTech Surveys Limited is sufficient to discharge this pre-commencement Planning Condition.

No.28:

"Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required."

We believe the information contained within enclosed Waste Management Strategy by WSP is sufficient to discharge this pre-commencement Planning Condition.

Yours sincerely,



Sasha Edwards
Architectural Assistant