

Briefing

Squirrels Bar (LPA Ref: 142630/FO/2025) – Information Update

02 May 2025

Introduction

This Briefing Note summarises the architectural drawings, and additional reports relevant to the validation and determination of the full planning application LPA Ref: 142630/FO/2025.

This briefing note identifies where drawings / reports / information has been superseded and the correct reference / revision numbers.

Several architectural drawings have been updated since the submission of the application to account for four minor changes to proposed development scheme (relating to windows, external RAL colour, external store container, and the removal of signage indicated on the south elevation).

Given the minor nature of these changes all technical consultants have confirmed that the above amendments (and associated architectural drawings) have a negligible impact on the contents and conclusions of the reports. The reports referenced below remain accurate and valid. A letter (dated 29th April) has been provided by Hydrock, now Stantec to confirm this position.

An additional plan to accompany the waste management proforma is also submitted.

In addition to the above the following information has been submitted, to enable the validation of the planning application:

- Preliminary Ecological Appraisal (Ref: 331004173)
- Biodiversity Net Gain Feasibility Report (Ref: 331004173 Rev 2)
- The Statutory Biodiversity Metric – Post Development (Ref: Squirrels Bar SBM post-dev - v2)

Table 1: Architectural Drawings

Drawing	Previous Drawing Reference	Updated Drawing Reference (To be considered for planning approval)
Existing Site Layout	01 P01	01 P02
Location Plan	02 P01	02 P02
Proposed Site Layout	03 P01	03 P05
Proposed Floor Plan	04 P04	04 P05

Proposed Elevations	04 Rev 4	06 Rev 4
Proposed Drainage Strategy	37821-HYD-XX-XX-DR-C-0500 P02	37821-HYD-XX-XX-DR-C-0500 P02
Soft Landscape Plan	Rev A	Rev A
Hard Landscape Plan	Rev A	Rev A
Proposed Waste Management Layout	-	07 P02

Table 2: Technical Reports / Information

Document	Document Reference	Updated Document Reference (To be considered for planning approval)	Notes
Air Quality Assessment	37821-HYD-XX-ZZ-RP-Y-2001_P02	-	Document has not changed.
Desk-Based Ecological Appraisal	Dated 6th March 2025	-	Document has not changed.
Preliminary Ecological Appraisal	-	331004173 Rev 2	This document has been supplemented in this submission to determine any potential ecological constraints and opportunities that may influence the Proposed Development.
Biodiversity Net Gain Feasibility Report	-	331004173 Rev 2	This document has been supplemented in this submission to meet the national planning validation requirement.
The Statutory Biodiversity	-	Dated 10 April 2025	This document has been supplemented

Metric – Post Development			in this submission to meet the national planning validation requirement.
Planning Covering Letter	1 st April 2025	1 st May 2025	This document has been supplemented in this submission.
Desk-Based Heritage Assessment	HYD04.01v2	-	Document has not changed.
Design and Access Statement	P01	P02	The previously submitted document to be superseded.
Flood Risk Assessment	37821-HYD-XX-XX-RP-WENV-0001	-	Document has not changed.
Drainage Strategy	37821-HYD-XX-XX-RP-D-0001	-	Document has not changed.
Noise Impact Assessment	37821-HYD-XX-XX-RP-Y-1001 P02	-	Document has not changed.
Phase 1 Ground Conditions Desk Study Report	37821-HYD-XX-XX-RP-GE-0001	-	Document has not changed.
Transport Statement	37821-HYD-XX-XX-RP-TP-4001-P02	-	Document has not changed.
Waste Management Strategy		Version 1	Document has not changed.

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