# Briefing Note

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| Project: | One Castle Yard | Date: | 6th of October 2022 |
| Subject: | Response to LBR comments and suggested conditions | Reference: | 272501 |

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| Consultee | Suggested Condition | Comments |
| Arboricultural | Arboricultural Method Statement (AMS) required    Prior to the commencement of development, an Arboricultural Method Statement (AMS), shall be submitted to and approved in writing by the Local Planning Authority.  The AMS is to detail a scheme for the protection of the nearby existing street trees against damage by positioning of delivery vehicles and routes of ingress and egress to the site of construction machinery, shall, be submitted to and approved in writing by the Local Planning Authority.    The AMS must:    A.            Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations  B.            Outline any tree constraints and explain any impacts for both above and below ground.  C.            Detail all tree protection (including plans). Specifically, the impact of any Ingress and egress of vehicles and machinery, supporting structures such as scaffolding or hoardings and cranes or lifting apparatus including working arcs, on nearby street trees.  D.            Detail any special engineering for construction within the Root Protection Area.  E.            Detail any facilitation pruning that may be required.  The specification for tying back and/or pruning must be measurable and prepared by a suitably qualified Arboriculturalist or Arboricultural Contractor.  All tree work must be undertaken in accordance with BS3998:2010 Tree work - Recommendations unless approved by the Councils Arboricultural Officer  F.            Provide confirmation of the appointment of an Arboricultural Consultant for the duration of the development and a schedule of inspections to achieve an auditable monitoring and supervision programme, and a timetable for submission to the Local Planning Authority.    The development shall not be implemented other than in accordance with the approved AMS.    REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction. | From a review of google streetview imagery, it would appear that the street trees immediately adjacent to the application building were removed during the course of 2020. The existing street trees are therefore confined to two small trees on the opposite side of Lewis Road. It is highlighted that these trees are outside the red line boundary, and being on the opposite side of the street, not within the application building’s immediate setting. The addition of a pre-commencement condition is therefore considered to fail to meet the NPPG tests of necessary, relevant to the development to be permitted and reasonable. We would ask that this condition wording is reviewed accordingly.  reviewed in this context |
| Ecology | 1. Construction Ecological Management Plan (CEMP)   No works shall start until Construction Ecological Management Plan (or similar) is submitted to and approved in writing by the local planning authority and thereafter constructed in accordance with these details.  Reason: To prevent harm to wildlife and protect existing biodiversity. | An Ecology Statement has been included as part of the application submission. This confirms that *‘the site consisted entirely of a single building and associated hardstanding, with no other habitats present on the site. Areas of concrete hardstanding are present throughout the site and comprised a surrounding pedestrian pathways and car parking. The hardstanding is in constant use and devoid of vegetation.’* Accordingly, the addition of a pre-commencement condition for a Construction Ecological Management Plan is therefore considered to fail to meet the NPPG tests of necessary, relevant to planning, relevant to the development to be permitted, and reasonable in all other respects. We would ask for this condition wording to be reviewed in this context. |
| Ecology | 2. Hard and Soft Landscaping Works (Plan required)  Full details of both hard and soft landscaping works must be submitted to and approved in writing by the local planning authority thereafter implemented in accordance with these details.  These details shall include:  (A)          Hard landscape works shall include:  1.            Proposed finished levels or contours  2.            Other vehicle and pedestrian access and circulation areas.  3.            Hard surfacing materials; hard surface construction and drainage.  4.            Proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc).  5.            A program or timetable of the proposed works  (B)          Soft landscape works shall include:  1.            Full Planting Plans in context with the development.  2.            Written specifications (including cultivation and other operations associated with plant and grass establishment).  3.            Plans and written specifications shall detail the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance, especially over the first 2 years.  4.            All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).  REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests | No comments |
| Ecology | 1. External lighting (Plan required)   Full details of all external lighting shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with these details.  These details shall include:  o             Locations, technical specifications,  o             Ground level horizontal lux plan  o             4m height horizontal lux plan  o             No upward lighting or lighting onto the open sky, buildings, trees and vegetation, or potential roost features.  o             Accordance with CIBSE guide LG6 and ILP/BCT Bat guidance note 8;  Reason: To safeguard the ecology of the site and neighbour amenity. | No comments |
| Ecology | 1. Ecological Enhancements (Plan required)   Full details of all ecological enhancements shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with these details.    (A)          These details shall:  o             Include 3 no integrated bat bricks within the roof  o             Include 1 no integrated swift boxes to be integrated in the building  o             Include 1 no integrated sparrow terraces for the dwelling  o             Include 1 no Raptor nesting ledges on the roof  o             Ensure all plant species are native or wildlife friendly  (B)          Details should include  1)            specific location (including proposed aspect and height) on a plan in context with the development.  2)            specific product/dimensions  3)            proposed maintenance.  Reason: To enhance nature conservation interest. | No comments |
|  | 1. Biodiverse green with brown features roof/s   Full details of all biodiversity (green with brown features roof/s) shall be submitted to and approved in writing by the local planning authority prior to any superstructure works commencing on site; and thereafter implemented in accordance with these details.  (A)          These details shall be:  o             biodiversity based with extensive substrate base (min depth 80mm);  o             planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% native sedum coverage).  (B)          Details should:  o             not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.  o             Include full maintenance details including access arrangements.  Reason: To enhance nature conservation interest. | No comments |
| **Consultee** | Queries | Comments |
| Highways | Response received stating *‘I have asked if you can confirm cycle storage (numbers/refuse arrangements and that a Construction methodology Statement is attached to any approval.’* | The following information is contained within the Transport Statement included with the application: Confirm the below, as per the TS:  “A new cycle store will be located within the most southwestern corner of the site. This cycle  store will be secure and enclosed accommodating up to 24 bicycle racks. In order to encourage active modes of travel to and from the site, shower, changing facilities and lockers will be provided within the main office building.” |
| Highways | As above, confirm refuse arrangements. | Please see submitted refuse plan, uploaded to the council’s website in December 2021.  The submitted transport statement confirms that delivery and servicing of the site will be kept as existing. Vehicles will be able to access the rear of the site via Castle Yard. Larger vehicles will be able to reverse onto the site from Lewis Road and will then be able to egress back out onto the highway in forward’s gear.  It is envisaged that smaller vehicles will be able to enter the site via Castle Yard, both front  and rear of the site and these smaller vehicles will be able to turn around on-site.  The refuse storage will be located to the south of the site, to the east of car parking bay 6. |