

**STATUS OF PLANNING CONDITIONS
FOR APPROVED APPLICATION: 23/0680/FUL**

AT

**HAMPTON WICK INFANTS SCHOOL, NORMANSFIELD AVENUE, HAMPTON
WICK, HAMPTON**

Introduction:

The below information breaks down how each outstanding planning condition shall be addressed, in addition to listing out all relevant information aligning with each condition. Refer to **ACTION** note for how the respective condition is to be addressed.

The planning conditions to be addressed within this application are as follows:

- U0173952 - Hard and Soft Landscaping Works
- U0173953 - Ecological Enhancements (Plan required)
- BD12 - Details
- U0173957 - Potentially Contaminated Sites
- U0173959 - Arboricultural Method Statement (AMS)
- U0173958 – Rubber Crumb

U0173952 - Hard and Soft Landscaping Works: Full details of both hard and soft landscaping works 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:

(A) Hard landscape works shall include:

1. Proposed finished levels or contours.

ACTION: Refer to updated latest drawing revision of “Proposed Site Plan” & “ Proposed Surface Materials”

2. Other vehicle and pedestrian access and circulation areas.

ACTION: No vehicle access and circulation areas are to be added, removed or altered as part of the proposed works.

No pedestrian access and circulation areas are to be added or removed as part of the proposed works, the only alteration to these areas are the proposed surfaces, as shown on the proposed site plan.

3. Hard surfacing materials; hard surface construction and drainage.

ACTION: Refer to drawings and documentation included within this submission. Existing drainage is to remain unchanged, proposed surface materials will not negatively impact the water run of compared to the existing materials as the proposed materials will have improved porous capabilities compared to the existing non porous tarmac and astro turf. All surface falls to remain in the same directions.

Additional surface information: Please refer to the accompanying documents, Kedel Park Turf Technical Specification, Tarmac_materials_sds, Marshalls precast concrete products, Supagrow standard topsoil.

4. Proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc).

ACTION: No proposed utilities are to be added with no existing utility services being altered or removed due to the works.

5. A program or timetable of the proposed works.

ACTION: Please refer to Hartley services program (5) Hartley Services Group Program

(B) Soft landscape works shall include:

1. Full Planting Plans in context with the development, including turf specification.

ACTION: Please refer to Phase One (Page 5) and Two Specification and the BS5837 Hampton Wick School – Arbtech AMS 1 Report (Page 20 & 27).

2. Written specifications (including cultivation and other operations associated with plant and grass establishment).

ACTION: Please refer to Phase One and Two Specification and the BS5837 Hampton Wick School – Arbtech AMS 1 Report

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. Await specialist report.

ACTION: Please refer to Phase One and Two Specification (Page 4 – Phase One Specification) and (Page 6 & 7 – Phase Two Specification and and the BS5837 Hampton Wick School – Arbtech AMS 1 Report Page 34 and 39.

Additional surface information: Please refer to the accompanying documents, Kedel Park Turf Technical Specification, Tarmac_materials_sds, Marshalls precast concrete products, Supagrow standard topsoil.

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.

ACTION: Please refer to BS5837 Hampton Wick School – Arbtech AMS 1 Report – Page 41

U0173953 - 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 and remain in situ thereafter.

(A) These details shall:

1. Include 1 no bird boxes (either sparrow terraces or swift bricks), to be mounted onto a building elevation or wall within the school grounds.

ACTION: Refer to Phase Two Specification - Page 8

2. Include 1 no stag beetle loggery within the grassed areas in the school grounds.

ACTION: Refer to Phase Two Specification - Page 8

3. Ensure all walls/fences have mammal holes to allow continued movement of wildlife

ACTION: All existing routes are to remain

4. Ensure all plant species are native or wildlife friendly

ACTION: Condition to be applied to scheme.

(B) Details should include:

1. specific location (including proposed aspect and height) on a plan in context with the development.

ACTION: As per specification and info within condition (B)2 below.

2. Specific product/dimensions

ACTION:

Birdbox as per below or made on site to match below dimensions and spec.

Product: Sparrow Terrace Nest Box supplied by nestbox company.

Product Code: A1SPTZZZZ

Material: FSC Certified Exterior Grade Plywood

Construction: Panels Staped together with surface sunk staples. Slide out floor.

Finish: Non-toxic water based stain and preservative

Dimensions: Overall Height 24cm, Overall width 39cm, Overall Depth 17cm.

Fixing: Keyhole at back of each nest unit

Stag beetle loggery: Please refer to the accompanying document "Build-a-log-pile-for-stag-beetles" where the construction of a stag beetle logger is explained, this is to be implemented on site.

3. Proposed maintenance. Reason: To enhance nature conservation interest. Awaiting specialist report, to be submitted once suitable.

ACTION: After the end of each breeding season & unoccupied, the proposed bird box shall be cleaned, fixed if required and put back into place.

BD12 Details – Materials yet to be approved.

ACTION: Please refer to the accompanying documents, Kedel Park Turf Technical Specification, Tarmac_materials_sds, Marshalls precast concrete products, Supagrow standard topsoil.

U0173957 - Potentially Contaminated Sites:

ACTION: Please refer to Contamination Investigation Report. Page 11: 4.9 states there is no risk to human health, building structures and services and groundwater receptor, which would require a remediation strategy

U0173959 - Arboricultural Method Statement (AMS): .

ACTION: Please refer to AMS, attached as part of this submission

U0173958 – Rubber Crumb:

ACTION: Green rubber crumb, Refer to Phase One Specification (Page 6)