

## Sibley, Sally

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**From:** Simmonds, Mark  
**Sent:** 13 May 2015 14:33  
**To:** \_planningadvice  
**Subject:** FW: H04-0306-15 Application to discharge conditions - Malting Lane  
**Attachments:** (09G) Section 38 Layout-1578.pdf; (10H) Section 104 Layout-1578.pdf; 3601-002L Proposed Site Plan.pdf

Please scan to H04-0306-15 6SUP

Thank you

Mark

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**From:** Charlie Drucquer [<mailto:Charlie.Drucquer@corporatearchitecture.co.uk>]  
**Sent:** 05 May 2015 11:58  
**To:** Simmonds, Mark  
**Cc:** Jason Edwards  
**Subject:** RE: H04-0306-15 Application to discharge conditions - Malting Lane

Morning Mark,

I hope you had a good bank holiday weekend?

Thank you for your email, please refer to my responses below;

### Conditions

6 & 7 – I will chase the client for these

9 - 'Geoenvironmental Appraisal' was submitted as part of the REM submission (this is a large file so I have not attached but I can resubmit if necessary).

10 – Please see attached 'Section 38 layout'

11 – Please see attached 'Section 104 Layout'

12 – Please see attached 'Proposed Site Plan', I confirm that the details approved under the REM application are relevant details.

Should you have any queries regarding the above, please do not hesitate to contact me.

Kind Regards

Charlie Drucquer  
**Architectural Technologist**  
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Email: [charlie@corporatearchitecture.co.uk](mailto:charlie@corporatearchitecture.co.uk)



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**From:** Simmonds, Mark [<mailto:marksimmonds@sholland.gov.uk>]  
**Sent:** 05 May 2015 10:08  
**To:** Charlie Drucquer  
**Subject:** H04-0306-15 Application to discharge conditions - Malting Lane

Good morning Charlie,

I am now looking over the application you have made to discharge conditions on the S73 permission H04-0926-14.

In the application you refer to details being to follow on conditions number 6, 7, 9 and 10.

Please can you advise me of the timescales for these details to be submitted?

Also, regarding condition 11 please can you let me have a set of the details that I can refer to?

Regarding condition 12 please confirm that the details approved under the RM are the relevant details and send a copy for retaining with this discharge application so that all relevant details are held together on this application.

What I want to be able to do is have a clear set of information in one place so that the records are easy to interrogate in the future.

Regards,

Mark

Mark Simmonds | Planning Officer | South Holland District Council  
DDI: 01775 764502 | [www.sholland.gov.uk](http://www.sholland.gov.uk)

**Note:**  
All Private Permeable Paved Driveways which fall towards the Carriageway are to be provided with a dished channel & gulley

1  6 metre type GIA (LCC) column with AXIA 16W LED lantern 31314F (PN denotes part-night SS19 cell OFF (2400-0600hrs))

14  6 metre type GIA (LCC) column with AXIA 24W LED lantern 31314F (standard SS12A cell)

1. COLUMNS FOUNDATIONS TO BE AS PER D71/14/2A
2. ALL COLUMNS TO BE PROVIDED WITH DISTRIBUTION NETWORK OPERATOR (D.N.O.) SERVICES AND TERMINATION TYPE A TO LCC  
TYPICAL DETAIL D71/14/4A UNLESS OTHERWISE SPECIFIED. DINO  
DUCTS TO BE FITTED WITH 16 AMP 858V FUSE LINK. DOUBLE POLE  
ISOLATOR TO BE FITTED WITH 858V FUSE LINK TO L.C.C APPENDIX  
14/4.
3. COLUMN POSITIONS TO BE AGREED ON SITE WITH LCC STREET  
LIGHTING ENGINEER PRIOR TO INSTALLATION. ALL COLUMNS TO BE  
SITED WITHIN THE ADAPTABLE HIGHWAY.
4. COLUMNS TO BE NUMBERED AS SHOWN ON THE DRAWING.
5. THE CONTRACTOR IS TO LIAISE WITH DISTRIBUTION NETWORK  
OPERATOR (D.N.O.) WITH REGARDS TO CONNECTIONS /  
DISCONNECTIONS OF COLUMNS WHERE REQUIRED.
6. COLUMN SETBACKS SHALL COMPLY WITH TABLE 2 SECTION 4.3.3.3  
OF BS5489-1:2013.
7. COLUMNS SHALL NOT BE INSTALLED WITHIN DROP KERB AREAS AND  
SHALL HAVE A MINIMUM CLEARANCE OF 1.5M FROM DRIVES /  
ACCESSES.
8. ALL PRIVATE CABLEING SHALL HAVE CORRECT COLOUR COORDINATE  
IDENTIFICATION AS DETAILED IN BS7671. SLEEVING OF CONDUCTORS  
IS NOT PERMITTED.

**Section 38**

New footway works to be constructed in accordance with current specification. Reconstruction of existing carriageway, verges and footways that are affected by these development works shall to be specified and agreed by the Senior Highway Officer prior to construction.

**Boundary of Site Ownership.**

----- Section 104 Sewers  
D.C.

EXISTING COLUMNS AND  
LANTERNS TO BE TAKEN  
STORE (KIER MG, SLEAFORD,  
FOR RETENTION) DISPOSAL.  
REPLACEMENT UNITS AS KEY.  
DNO TRANSFERS REQUIRED

PLEASE REFER TO DRAWING  
WD/218/16 FOR STREET  
LIGHTING BUILD OUT DETAILS.

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS AND ARCHITECTS DETAILS.
2. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BRITISH STANDARDS, CODES OF PRACTICE AND BUILDING REGULATIONS.
3. THE DESIGN OF ANY TEMPORARY WORKS REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
5. ALL WORK IS TO BE TO THE SATISFACTION OF THE ENGINEER AND THE LOCAL WATER AUTHORITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
7. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.
8. ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
9. ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE

THE SPECIFICATION IN ALL RESPECTS SHALL BE IN ACCORDANCE WITH THE CURRENT LINCOLNSHIRE DESIGN GUIDE FOR RESIDENTIAL AREAS' AND 'DEVELOPMENT ROAD SPECIFICATION AND CONSTRUCTION' PUBLICATIONS IN FORCE IN THE COUNTY AT THE TIME OF CONSTRUCTION.

THE MINIMUM LONGITUDINAL FALL FOR HIGHWAYS, WITHOUT CHANNEL BLOCKS SHALL BE 1 IN 150, AND WITH CHANNEL BLOCKS 1 IN 250 (SEE CLAUSE 10.1 DEVELOPMENT ROAD SPECIFICATION).

IN ADDITION, ENSURE THAT THE FIRST SECTION OF ANY SIDE ROADS FALLS AWAY FROM THE ROAD TO WHICH IT IS CONNECTING. IF GENERAL TOPOGRAPHY REQUIRES IT TO RISE, THIS CHANGE OF DIRECTION SHOULD TAKE PLACE AFTER THE FIRST SET OF GULLIES. THIS IS TO ENSURE A 'FALSE CHANNEL' WITH ASSOCIATED DRAINAGE PROBLEMS IS NOT CREATED IN THE BELLMOUTH OF JUNCTIONS.

THE HEALTH AND SAFETY AT WORK ACT 1981 IS TO BE COMPLIED WITH AT ALL TIMES. ATTENTION IS DRAWN TO THE WEARING OF HARD HATS, REFLECTORISED CLOTHING, AND THE USE OF ANY OTHER REQUIRED SAFETY EQUIPMENT.

THE CONTRACTOR IS TO TAKE ACCOUNT OF THE SOILS REPORT.

NO COMPLETION WORKS WILL BE AUTHORISED UNTIL A FORMAL CERTIFICATE OF CONFORMANCE TO RELEVANT SPECIFICATION IS RECEIVED FROM THE RELEVANT WATER AUTHORITY.

COMPACTION CONTROL SHALL BE ACHIEVED BY AIR VOID TESTING FOR BOTH ROADBASE AND BASECOURSE (MAXIMUM AIR VOID RATIO 8%)

GENERAL ROAD NOTES CONT:

"RECONSTRUCTION OF EXISTING CARRIAGEWAY AND FOOTWAY THAT ARE AFFECTED BY THESE DEVELOPMENT WORKS, ARE TO SPECIFIED AND AGREED BY THE SENIOR HIGHWAYS OFFICER PRIOR TO CONSTRUCTION".

"ALL SIGNS AND LINE MARKINGS ARE TO BE AGREED WITH THE SENIOR HIGHWAYS OFFICER PRIOR TO CONSTRUCTION."

1. PRIOR TO ANY WORKS BEING CARRIED OUT WITHIN OR IMMEDIATELY ADJACENT TO THE PUBLIC HIGHWAY, A SCHEME FOR THE SAFE CONTROL OF TRAFFIC AND PEDESTRIANS IS TO BE AGREED WITH THE HIGHWAY AUTHORITY AND IMPLEMENTED.
2. WORKING AREAS WITHIN THE VICINITY OF EXISTING TREES ARE TO BE AGREED WITH THE ENGINEER AND CHESTNUT FENCING ERECTED AS DIRECTED.

3. SPECIAL CARE IS TO BE TAKEN WHEN EXCAVATING IN THE VICINITY OF EXISTING TREES, IT IS NOT INTENDED THAT ANY TREE ROOTS SHOULD BE SEVERED OR DAMAGED AND SPECIALIST ADVICE SHOULD BE SOUGHT WHEN MAJOR ROOTS PRESENT A PROBLEM. CARE IS TO BE TAKEN TO AVOID DAMAGE TO BRANCHES AND FOLIAGE.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TRACE AND INDICATE THE PRECISE LOCATION AND NATURE OF ALL SERVICES.

5. THE CONTRACTOR IS TO PROVIDE A CCTV SURVEY OF ALL HIGHWAY SEWERS ON COMPLETION OF THE 12-MONTH MAINTENANCE PERIOD. THIS IS TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL WATER AND HIGHWAYS AUTHORITIES.

6. SAFE PASSAGE FOR PEDESTRIANS ACROSS THE SITE IS TO BE ENSURED AT ALL TIMES BY MEANS OF APPROVED FENCING TO BOTH SIDES OF ANY FOOTPATH ROUTE.

ANY RECYCLED MATERIAL TO BE USED FOR HIGHWAY CONSTRUCTION PURPOSES WILL BE ALLOWED SUBJECT TO IT SATISFYING RELEVANT TESTS AS INSTRUCTED BY THIS AUTHORITY.

THE CONTRACTOR IS TO TAKE CBR TESTS AT ROAD FORMATION LEVEL, CAPPING LAYER LEVEL, AND SUB BASE LEVEL AND THE HIGHWAY ENGINEER INFORMED BEFORE ANY CONSTRUCTION WORKS CARRIED OUT ON THAT LEVEL.

ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.

ALL PRIVATE DRIVES WHICH FALL TOWARDS A PUBLIC HIGHWAY AND EXCEED TWO PARKING BAYS IN AREA ARE TO BE PROVIDED WITH A SUITABLE GULLY OR DRAINAGE CHANNEL TO PREVENT WATER DISCHARGING ONTO THE HIGHWAY.

WHERE A DRIVEWAY FALLS TOWARDS A DWELLING IT SHALL BE PROVIDED WITH A SUITABLE GULLY OR DRAINAGE CHANNEL TO PREVENT WATER DAMAGING THE BUILDING.

ROAD MARKINGS & TRAFFIC SIGNS

THE DEVELOPER SHALL CONSULT WITH THE HIGHWAY AUTHORITY OR ITS AGENT AND ARRANGE TO PROVIDE, AT HIS COST, ALL WHITE LINE CARRIAGEWAY MARKINGS AND TRAFFIC SIGNS AS MAY BE REQUIRED.

STREET NAME PLATES

STREET NAME PLATES SHALL BE PROVIDED AND ERECTED BY THE DISTRICT COUNCIL ON A RECHARGABLE BASIS OR AS OTHERWISE DIRECTED BY THE LOCAL AUTHORITY.

HIGHWAY LIGHTING WILL NORMALLY BE DESIGNED BY THE HIGHWAY AUTHORITY OR ITS AGENT AND SHALL BE IN ACCORDANCE WITH THE AUTHORITIES' CODE OF PRACTICE FOR LIGHTING OF PUBLIC HIGHWAYS AND INSTALLED BY AN APPROVED CONTRACTOR.

**STATUTORY UNDERTAKERS**

THE DEVELOPER SHALL BE RESPONSIBLE FOR LIAISON WITH THE  
STATUTORY UNDERTAKERS AND OTHER CABLE SERVICE  
COMPANIES FOR THE PROVISION OF ALL REQUIRED  
SERVICES.

White Lining Detail.  
Scale 1:200

- (G) Drainage layout updated to suit Highways comments. Schedules added. Adoptable area amended. MH 26/09/14
- (F) Base layout updated. Road levels, drainage & fall amended to suit latest design. MH 24/09/14
- (E) Base layout updated in line with LCC drainage strategy. MH 14/08/14
- (D) Drawing amended in line with LCC comments. MH 28/07/14
- (C) Drainage amended as per LCC comments. MH's shown in centre of lanes as requested. MH 16/07/14
- (B) Hatch amended to suit latest S38 Layout. Additional HD manholes added. Schedules updated top suit. MH F1 moved from in line with tactile crossing. MH 28/05/14
- (A) Base layout updated to suit LCC comments. Drawing hatch updated to suit. Road Names added. HD1 MH added. Schedule added to drawing for Highway Drainage. MH 02/05/14

Revisions:



**Westleigh Developments Ltd**  
Tudorgate  
Grange Business Park  
Enderby Road  
Whetstone  
Leicester  
LE8 6EP

Drawing status **Tender**

Drawing title

Section 38 Layout

Project title

Malting Lane  
Donington  
Lincolnshire

|              |            |                   |            |
|--------------|------------|-------------------|------------|
| <i>Drawn</i> | MH         | <i>Approved</i>   | LC         |
| <i>Date</i>  | 08/04/14   | <i>Drawing No</i> | WD/218/09G |
| <i>Scale</i> | 1:250 @ A1 |                   |            |





NORTH

FOR PLANNING



## Proposed Site Plan

1:250

| <u><b>Schedule of Accommodation</b></u>                                                                                                                                                     |                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 51 no. Units -                                                                                                                                                                              | Type A - 12 no. x 1 bed 2 person apartment - 47.6 & 48.7m <sup>2</sup> (512 & 524sqft)<br>Type B - 24 no. x 2 bed 4 person house - 67.4m <sup>2</sup> (725sqft)<br>Type C - 15 no. x 3 bed 5 person house - 82m <sup>2</sup> (883sqft) |
| Type A - 12no. (24%) - Including 1.5 allocated parking spaces<br>Type B - 24no. (47%) - Including 2 allocated parking spaces<br>Type C - 15no. (29%) - Including 2 allocated parking spaces |                                                                                                                                                                                                                                        |
| Total Number of Houses = 39<br>Total Number of Apartments = 12                                                                                                                              | Parking Number = 78no. (200%)<br>Parking Number = 18no. (150%)                                                                                                                                                                         |
| Shared Ownership Plots = Plots 1-14                                                                                                                                                         |                                                                                                                                                                                                                                        |
| Total Site Area (Based on Topographical Plan) = 11,308m <sup>2</sup> (2.795 acres).                                                                                                         |                                                                                                                                                                                                                                        |
| Public Open Space = 1,565m <sup>2</sup> - Provision Including LEAP = 14% of Total Site Area                                                                                                 |                                                                                                                                                                                                                                        |

|   |                                                                                      |           |     |
|---|--------------------------------------------------------------------------------------|-----------|-----|
| L | Revised following receipt of landscape drawings                                      | July 2014 | cd  |
| K | Drawing updated inline with client feedback                                          | Mar 2014  | cd  |
| J | Bin collection point added, additional car park spaces added and road layout amended | Mar 2014  | cd  |
| H | Revisions made following planning committee                                          | Mar 2014  | JAE |
| G | Location of new Perimeterator crossing indicated on Malting Lane.                    | Feb 2014  | JAE |
| F | Amendments made in connection with apartments.                                       | Dec 2013  | JAE |
| E | Highways updated in line with engineers layout.                                      | Dec 2013  | JAE |
| D | Figure lines updated in line with client                                             | Jan 2014  | JAE |

|             |                       |               |     |
|-------------|-----------------------|---------------|-----|
| REV REF:    | REVISION DESCRIPTION: | DATE:         | BY: |
| Created by: | Checked by:           | Date checked: |     |
| JAE         |                       |               |     |

|                                                                                                                                        |                                          |                           |
|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|---------------------------|
| <p>CLIENT</p> <p>Michael Gisborne<br/>Westleigh Developments<br/>Tudorgate<br/>Grange Business Park<br/>Enderby Road<br/>Whetstone</p> | <p>DATE</p> <p>October 2013</p>          | <p>SCALE</p> <p>1:250</p> |
|                                                                                                                                        | <p>DRAWING NO.</p> <p>3601.WD.13.002</p> | <p>ISSUE NO.</p> <p>L</p> |

**TITLE**

Proposed Residential Development at  
Maltin Lane,  
Donington

**Proposed Site Plan**



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DEFINED SCALE SET AT A1 ONLY