



Revisions

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Project

Proposed Residential Development, Quadrant.

Client

Clarke Group

Document

Condition Discharge Statement – Outline Planning Permission

Size

A4

Date

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1.0 INTRODUCTION

The following statement has been produced to accompany the planning application for the Approval of Details Reserved by Condition on the Outline planning approval received for the site adjacent to 62 Water Gate in Quadring, Spalding.

2.0 PLANNING HISTORY

Outline planning approval for the Water Gate site was received on 27th June 2022 (H15-0360-22).

A Reserved Matters planning application was made in October 2024 and granted on 9th December 2024 for the erection of 7no. detached dwellings with associated garages (H15-0865-24).

This Approval of Details Reserved by Condition application seeks to satisfy and discharge Conditions 8, 9, 13, 14, 15 & 16:

Condition 8

Before the commencement of the development hereby granted beyond oversite, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

Condition 9

Before the commencement of the development hereby permitted beyond oversite full details of ecological biodiversity measures to be installed in conjunction with the development shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be constructed and retained in accordance with the details so approved.

Condition 13

Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.

Condition 14

The development hereby permitted shall not be commenced before details of the means of storage and disposal of refuse and recycling, as well as appropriate management and maintenance, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the first occupation of relevant dwellings and shall thereafter be retained.

Condition 15

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be submitted to, and approved in writing by, the Local Planning Authority.

The Construction Management Plan and Method Statement shall include details of;

- how disturbance during the construction process through noise, dust, vibration and smoke shall be minimised;
- the phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- the loading and unloading of plant and materials;
- the storage of plant and materials used in constructing the development;
- wheel washing facilities;
- a strategy stating how surface water run off on and from the development will be managed during construction

Condition 16

Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction of the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before commencement of the construction of the development and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal or the completion of the development.

Please note: Conditions 1, 3, 5, 6 & 7 were address at Reserved Matters application stage. Conditions 2, 10, 11, 12 & 17 are compliance conditions.

3.0 CONDITION 8 – FOUL AND SURFACE WATER DRAINAGE DESIGN

A full foul and surface water drainage strategy, produced by Shields Wilson Civil and Structural Engineers, was submitted and approved under the Reserved Matters application for the site.

Please refer to arrangement drawing and report submitted to accompany this application for further information.

4.0 CONDITION 9 – ECOLOGICAL BIODIVERSITY MEASURES

A biodiversity assessment was conducted by Archer Ecology and submitted for the Reserved Matters applications. Recommendations from the report have been incorporated into the scheme which included 66 new sapling trees to achieve a biodiversity net gain across the site. Species rich grassland and new native shrub planting is proposed to gardens and green spaces. Please refer to the Biodiversity Assessment and proposed site plan for further details.

Bird and bat boxes are proposed to plots 01, 02, 03, 04, 06 and 07. Please refer to the submitted site plan for detailed locations.



Proposed Site Plan

5.0 CONDITION 13 – ELECTRIC METERS, AIR SOURCE HEAT PUMPS AND SOIL VENT PIPES

It is proposed the site will be serviced with mains electric and air source heat pumps. Electric meters will be positioned away from street frontage elevations where possible. Air source heat pumps will be in rear gardens. Please refer to house type plans and elevations submitted with this application for detailed locations.

Soil vent pipes will be boxed in internally and ducted through roof voids to tile vents.

6.0 CONDITION 14 – STORAGE AND DISPOSAL OF REFUSE AND RECYCLING

Each dwelling will have adequate space provided for the storage of bins/waste in rear gardens.

A bin collection strategy has been developed for the site in accordance with South Holland District Council's design guidance document 'PRIVATE DRIVES – WASTE VEHICLE COLLECTION SERVICE'.

As the dwellings are served by a private access road, bin collection will need to take place from Water Gate. It is proposed that Plots 01 and 07 will leave bins at the edge of their curtilage for collection. For plots 02, 03, 04, 05 and 06, a refuse collection point has been provided at the site entrance. An area of 800x800mm(2.4x2.4m in total) has been provided for each plot in accordance with the design guidance.

Please refer to the proposed site plan for further details.

7.0 CONDITION 15 – CONSTRUCTION MANAGEMENT PLAN

The applicant has produced a Construction Management Plan and Construction Phase Plan covering the following points:

- Noise, dust, vibration and smoke management
- Construction phasing
- Parking arrangements
- Loading and unloading of plant and materials
- Material and plant storage
- Wheel wash facilities.

Please refer to the accompanying document for further information.

8.0 CONDITION 16 – DEPOSIT OF MUD ON PUBLIC HIGHWAYS

The Construction Management Plan produced provides details of wheel wash facilities and the precautions to be made to avoid mud from the site being deposited on to public highways during the construction phase. Please refer to the accompanying document for further details.