

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text"/>	First name:	<input type="text"/>	Surname:	<input type="text"/>
Company name:	<input type="text" value="Crest Nicholson South West"/>				
Street address:	<input type="text" value="c/o Agent"/>			Country Code	National Number
	<input type="text"/>	Telephone number:	<input type="text"/>	<input type="text"/>	Extension Number
	<input type="text"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City	<input type="text"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text"/>	Email address:	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>				
Postcode:	<input type="text"/>				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	<input type="text"/>	First Name:	<input type="text" value="Des"/>	Surname:	<input type="text" value="Dunlop"/>
Company name:	<input type="text" value="D2 Planning Limited"/>				
Street address:	<input type="text" value="Suites 3 & 4"/>			Country Code	National Number
	<input type="text" value="Westbury Court"/>	Telephone number:	<input type="text"/>	<input type="text" value="01173731659"/>	Extension Number
	<input type="text" value="Church Road"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City	<input type="text" value="Bristol"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="Bristol, City of"/>	Email address:	<input type="text" value="dsdunlop@d2planning.co.uk"/>		
Country:	<input type="text"/>				
Postcode:	<input type="text" value="BS9 3EF"/>				

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:

Suffix:

House name:

Street address:

Land off Attwood Lane

Town/City:

Holmer

County:

Herefordshire

Post code:

HR1 1LJ

Description of location or a grid reference
(must be completed if post code is not known):

Easting:

350974

Northing:

242295

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?



Yes



No

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Residential development comprising 31 dwellings with associated access, car parking, landscaping and open space

Application reference number:

S112612/F

Date of decision:

26/03/2013

Please state the condition number(s) to which this application relates:

Condition number(s):

3 - Finished floor levels

5 - Details of proposed hard surfaces

6 - Landscape Management Plan

10 - Details of surfacing materials for the access, parking and turning areas

Has the development already started?



Yes



No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

See attached letter

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition?



Yes



No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?



Yes



No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent



The applicant



Other person

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

04/09/2015

DSD/lja/075-15

4th September 2015

D2 PLANNING

TOWN PLANNING * DEVELOPMENT * ENVIRONMENTAL CONSULTANTS

County of Herefordshire District Council
Planning Services
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Suites 3 and 4
Westbury Court
Church Road
Westbury on Trym
Bristol BS9 3EF

Tel: 0117 373 1659

Fax: 0117 950 4356

e-mail: info@d2planning.co.uk

web: www.d2planning.co.uk

Dear Sirs

Discharge of Conditions 3, 5, 6 and 10 attached to Application No. S112612/F
Land off Attwood Lane, Holmer, Hereford, HR1 1LJ

We have been instructed by Crest Nicholson South West to submit an application to discharge Conditions 3, 5, 6 and 10 attached to Planning Permission No. S112612/F in respect of the above premises. We deal with each of these in turn: -

Condition 3

The Condition states:-

“Notwithstanding condition 2, no development shall take place until details of the finished floor levels and overall height of the buildings hereby approved have been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details”

We attach Plan No. 14381PA/3200 T1 which provides details of the finished floor levels and overall height of the buildings.

Condition 5

The Condition states that: -

“Notwithstanding condition 2, no development shall take place until there has been submitted to, and approved in writing by, the local planning authority details of all proposed hard surfaces to be used in the development hereby approved. The development shall be carried out in accordance with the approved details.”

We attach Plan Nos. 14381PA/3200 and Plan No. BIR3511-01 H which shows details of all proposed hard surfaces.

Condition 6

The Condition states that: -

“A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to, and approved by, the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved prior to the completion of the development or in accordance with the programme agreed with the local planning authority in writing.”

We attach a Landscape Management Plan and Plan No. BIR3511-01 T1 which provides landscape details.

Condition 10

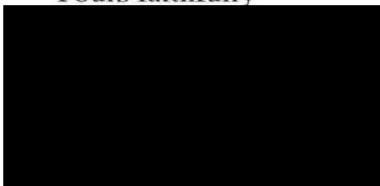
The Condition states that: -

“Notwithstanding conditions 2 and 5, no development shall take place until details of the surfacing materials for the access, parking and turning areas and an implementation programme, linking completion with occupation of the dwellings, have been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details.”

We attach Plan Nos. 14381PA/3300 T1 and 14381PA/3200 T1 which shows details of the surfacing materials for the access, parking and turning areas.

We trust that these details are sufficient to discharge Conditions 3, 5, 6 and 10. If however, you require any additional information then do not hesitate to contact me.

Yours faithfully



D2 Planning Limited

D2



Boundary Treatment in abeyance subject to further survey

For Access Road information refer to drawing 14381PA/3000

LEGEND

Existing Public Sewers

Full Sewer

Storm Sewer

Existing Road Only

Proposed

Full Sewer & Manhole

Surface Water Sewer & Manhole

Manholes with external building

Full Drain

Storm Drain

Rising Main

Inspection Chambers

1800 mm Type 4 for entry access chamber (2m max depth)

4000 mm Type 3 for entry access chamber (up to 3m depth)

Type 1 or 2 PCC Manhole

Control Manhole

Rodding point: (400 deep unless shown otherwise)

Yard Gully (100mm Outlet)

Roof Gully (100mm Outlet)

Channel Drain (100mm Outlet)

Drainage Details:

Soil & Vent Pipe

Soil & Vent Pipe terminated in roof space with Air Admittance Valve

Floor Gully

Floor Soot

Black Back

Rain Water Pipe

Invert levels:

Invert Level supplying further investigations

Existing Survey Level

Proposed Finished Level

Unimproved Required Finished Level above Rising Main

Finished Ground Floor Level (See Note 14)

Additional Equipped Blockwork below DPC (unventilated)

Raised Secondary DPC to facilitate Level Access

Raised 150mm unless noted otherwise

Reinforcing Wall

(For Reinforcing Wall Type, refer to Structural Engineering Details)

PCC Ground Retaining Walls

Steps in paths (DCC Road)

1.0m High Brick Screen Walls

1.0m High Close Board Garden Gate

1.0m High Close Board Fence

Water Butts 200L or 100L standing and No Rain Water above

Notes:

- All details are based on the Topographical Survey by Healer Surveys (Drg Ref: F21218) dated December 2014. Survey grid and levels are based on Survey from previous Phase.
- All works in the Public Highway are to be carried out in accordance with the specification of the Hertfordshire County Council to the satisfaction of the Area Highways Engineer. The Contractor is responsible for obtaining all necessary licenses for working in the public highway, inclusive of the agreement of all traffic and pedestrian management arrangements.
- Connections to Public Sewers are subject to Section 106 Sewer Connection Consent from Welsh Water.
- All roads and sewers to be built to adoptable standards but remain privately maintained.
- All works and materials relating to adoptable standards are to be in accordance with Sewers for Adoption 7th Edition to the satisfaction of Welsh Water.
- All works and materials relating to adoptable standards are to be in accordance with the Specification & Standard Details of Hertfordshire County Council to the satisfaction of the Highways Engineer.
- For typical drainage construction details see drawing nos. 14381PA/3210-3211.
- Private Drains are to be constructed using Wavin uPVC pipes bedded and backfilled as per the manufacturers instructions and the publications listed in 4 above. Where clay pipes are required they shall be Hepworth "SuperSewerHeadless" Hespall vitrified clay pipes as appropriate.
- All drains to be 100mm dia unless stated otherwise. Drains serving more than 10 properties are to be 150mm minimum diameter.
- Private drains located adjacent to dwellings are to be constructed in accordance with Fig 8 of Approved Document H1.
- Drainage in "made" or "soft" ground is to be laid in accordance with Technical Advice notes by the Clay Pipe Development Association and where appropriate, the Concrete Pipe Association, and should generally be laid using short length pipes on Class B bedding on 600mm crushed and compacted concrete with 75mm concrete bedding beneath the Class "B" bed.
- Inspection Chambers on private drains up to 3m depth are to be Type 3 to 4, preformed polypropylene or clayware, depending on location and number of connections (See Drg. 1553/3221). Where the above criteria do not apply precast concrete sections with 150mm concrete surround should be used as below:
- | Invert Depth | Min Size | Min Access Size |
|--------------|--------------------------------|-----------------|
| <1.0m | 1.200 or 1.200 x 0.875 x 0.875 | >1.0m |
| >1.0m | 1.200 or 1.200 x 0.800 x 0.600 | >1.200 |
- Rainwater downpipes to be connected direct to drain via adaptor, removable to permit access for rodding.
- Where back inlet gullies are used they should be roddable.
- Links or sleeves are to be provided for drains passing through foundations or walls in accordance with Diagram 7 of App. Doc. H1.
- Positions of rainwater pipes, soil pipes, substacks, W.C. outlets, etc. are shown on the Architects working drawings.
- All Stated internal levels are FINISHED FLOOR LEVELS. Garage levels refer to Finished Scribed Level at the garage door.
- All private drains beneath Public Highways, existing trees and screening walls well foundations are to be surrounded with 150mm concrete. Drains beneath tree canopies are to be hand dug.
- Pipes with less than 0.6m cover in vehicular areas and 0.6m cover in non-vehicular areas are to be protected in accordance with the manufacturers shallow trench detail.
- Drainage depths have been kept to a minimum where possible, however, depths in excess of 2m can not be avoided. Excavations to be carried out in accordance with HSE document HSG150 'Health and Safety in Construction'.

T1 Tender issue 14/08/15 d1

Rev. Description Date Initial

Drawing Status: **TENDER**

Crest Nicholson Ltd.
Crest House
Plycroft Road
Chertsey
Surrey
KT16 8DN

Site Address: HOLMER VILLAGE
HERTFORDSHIRE
ENGINEERING LAYOUT

Scale: 1:200

Page Size: A1

Date: 08/15

Drawn: maw

Checked: maw

Drawing No: **14381PA/3200**

Revision: T1



- NOTES
1. All details are based on the Topographical Survey carried out by Hester Surveys (Dwg. Ref. 1338) dated August 2013. Survey grid and levels are based on surveys from previous phases.
 2. Current Station data to be obtained from Hester Surveys.
 3. For Construction details, refer to drawing no. 14381PA/3300.
 4. For Details of works within adoptable areas, refer to drawing no. 14381PA/3310.

Water But and Rainwater pipe locations to be reviewed with architect where necessary

- LEGEND
- Adoptable Modern Road Construction
See fig. 14381PA/3310
 - Adoptable Modern Footpath Construction
See fig. 14381PA/3310
 - Adoptable Block paved Carriageway Construction
Machete Marked Roads 10' x 40' with square pattern with 10mm stone on the surface
Chequer Board Markings
See fig. 14381PA/3310
 - Adoptable Modern Vehicular Crosswalk Construction
See fig. 14381PA/3310
 - Private Modern Road Accessory Construction
See fig. 14381PA/3310
 - Private Driveway Construction
See fig. 14381PA/3310
 - Vegetal Self Landscaping to Landscape Architects Details
 - Modern Pedestrian Footpath Construction
See fig. 14381PA/3310 & 3320
 - Marble Mosaic Road Markings (to be reviewed with architect where necessary)
 - Existing Trees to be retained (see tree retention schedule)
 - 1.5m High Brick Screen Walls
For Retaining Wall Types, refer to Structural Engineering Details
 - 1.5m High Close Board Garden Gate
 - Existing Fences
150 x 50mm PCC EDN Edging - 100mm upstand
150 x 50mm PCC EDN Flat Top edging Set Flush to adjacent Surfacing
150 x 100mm Conservation Brick Kerb - 25mm upstand
(Flush at pedestrian crossings)
250 x 150mm Conservation Kerb
Stones (150mm, 300mm)
 - External Bin Storage & 1800mm Wheelchair Turning Circle
 - Water Butts 200L or 150L in mounting
on 4 No. BUL Over-sites
Refer to fig.

TENDER	
T1 Tender Issue	14/08/15 CS
Rev.	Description
Drawing Status:	
Crest Nicholson Ltd. Crest House Pymcroft Road Chertsey Surrey KT15 8DN Tel: 01932 580 555 Fax: 08703 363 990 www.crestnicholson.com	
Site Address: HOLMER EXTENSION HEREFORD	
Dwg Title: EXTERNAL WORKS LAYOUT	
Scale: 1:200	Page Size: A1
Drawn: CS	Checked: DL
Drawing No: 14381PA/3300	Revision: T1