

Parcel C5

Outline application

DC/21/94198

Vistry Group



Linden
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Parcel C5 is now 100% complete.

Condition 8 – Plans and Particulars

Requested:

Condition 8a - Lighting - the submitted Proelectric Lighting Design Booklet refers to parcel C4 and not C5. Please submit the correct details and, as with other parcels, please ensure details (to include type of lighting column, lux levels and lighting spill) are provided for all street lighting within the parcel, whether on adopted roads or on private roads/parking courts, etc. In addition details of the external lighting for the dwellings also needs to be submitted.

TBC

Condition 8c – Meter Boxes – while plans have been provided showing the location of the meter boxes, details of the actual boxes also need to be provided, as they have been for other parcels.

I have attached for your information the technical specifications of the electric and gas meter boxes used within the development.

- 1) GE-TGI-IG-0015 Rev 07 Externally Wall Mounted Electric Meter Box Detail
- 2) GTC Technical Guidelines - Electricity
- 3) GG-TGI-IG-0014-Vn 14. 00 Externally Wall Mounted Gas Meter Box Detail
- 4) GTC Technical Guidelines - Gas

Condition 8f - Chimneys - the covering letter refers to a specification sheet – 14-SKIL-SS-1-415 Stormking SMARTStack Chimney but this does not appear to have been submitted, only details of how to install the chimney. A scaled or dimensioned drawing is required, as has been provided for other parcels.

I have attached for your information the brick slip type chimney installed across the development.

- 1) 14-SKIL-SS-1-415 Stormking SMARTStack Chimney resubmitted
- 2) 080801

Condition 8h – Boundary treatments – it is noted that an illustration of a boundary wall and a fence are included in the covering letter but a plan showing the boundary treatments for all boundaries is required, as has been provided for other parcels, together with details (or photos) of each treatment type. The reserved matters approval shows the use of railings, boundary walls and fences for this parcel.

TBC

Condition 8m – Storage of Refuse – it is noted that drawing 17-301/300 rev G shows the location of the proposed bin collection points but details of the surfacing of these spaces is also required.

TBC

Condition 12 – Sustainability Requirements – drawing PV-BOV-BOO-503 rev C shows no PV being provided in Parcel C5, however DER & TER table shows the use of PV on all plots within Parcel C5. Please

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can you make the necessary amendments to ensure the table and drawing are consistent with each other. While the comments in the covering letter are noted water calculator details for the various house types are also required.

I have attached for your information the water calculations from BreGlobal; drawing PV-BOV-BOO-503 rev C does show the PV panels on the roof of each dwelling, they are simply not indicated in bright green, as in Parcel C6 and as shown below:



Condition 31 - verification from competent person to include:

- (i) Built drawings of the implemented scheme;
- (ii) Photographs of the remediation works in progress;
- (iii) Certificates demonstrating that imported and /or material left in situ is free from contamination.

Statement from GESL –

Hi Debra

No soil contamination was identified in relation to Parcel C5.

If any soils have been deposited to raise levels, these were presumably sourced from within the site and comprised naturally occurring uncontaminated soils but we have not been involved directly in any such material transfer/import on to C5 and hold no specific information in this regard. Presumably, if soils have been moved from elsewhere across the wider site onto C5, the Groundworks Contractor will hold all of the relevant information.

I would reiterate though that soil contaminated was not identified by ground investigations in this portion of the site and Geo-Environmental has not been advised of any discovery which might comprise contaminated soils on this parcel.

Kind regards

Gavin

Gavin Roberts

CGeol, BEng (Hons), MSc, FGS

Technical Director

Condition 45 - Road and Footway Details – as with condition 8a above details (to include type of lighting column, lux levels and lighting spill) are required for all street lighting within the parcel, whether on adopted roads or on private roads/parking courts, etc.

TBC