APPLICATION Nr: WB/10/0429 – 9th September 2010

Application for approval of details reserved by condition.

Condition 1 – The development must start within 5 years.

Development hopefully will start 14th October 2013 – within the 5 year period.

Condition 2 - Submit for approval a scheme to deal with the risks of Contamination of the Site.

Contamination report by SiteCheck, which was attached to the original Terratec report indicates that the existing site is not considered "contaminated land", and Sitecheck have given the site a Passed Opinion. These reports were based on a non-invasive survey, with the ground floor concrete still in place. Demolition has taken place and the ground floor slab has now been removed, prior to the Contractor taking possession. We have engaged a soils analyst to take 8 samples now that the subsoil is exposed and will commission a remediation strategy should the soil sampling indicate the presence of contamination. We note that this condition is a pre-commencement one and we will ensure that the relevant remediation strategy is in place before further construction activities take place.

Extract from the conclusions of the Teratec report below, which we will follow...

6. CONCLUSIONS.

On the basis of The Preliminary Risk Assessment findings the following conclusions can be drawn:-

- Despite the Sitecheck PASSED OPINION we consider that the site does have some potential for contamination, and we consider that subsoil samples should be taken recovered for the following contaminants shown overleaf:-

Acetone, Aromatic Hydrocarbons, PAH's, Chlorinated Aliphatic Hydrocarbons, Organolead Compounds, Chromium, Copper, Lead, Vanadium, Zinc, Asbestos, TPH., and pH.

- We recommend that 6 to 8 subsoil samples are recovered for contamination testing.

- The fact that the site has been covered in concrete for most, if not all, of it's life means that spillages should not have been able to contaminate the subsoil.

We are awaiting results from the soil samples taken. Should any of the soil samples indicate the presence of any of the above contaminants, we will submit further details in accordance with parts 2 to 4 of this condition. Should the soil samples prove that no contamination is present, parts 2 to 4 of this condition are not required to be discharged.

Condition 3 – Contaminated or Odorous material found during construction.

This condition imposes a monitoring obligation on us which we are happy to adhere to, and we will retain the engaged soil sampling specialist to carry out further testing as and when required. We are pleased to confirm that there does not appear to be any contamination present below the existing concrete slabs, but should any suspicious soil be uncovered, and subsequent testing proves the presence of any contaminants, then a remediation plan will be initiated for subsequent submission under this condition.

Condition 4 – Material samples to be used during construction.

We are in the process of preparing a collection of samples for your approval, and whilst we are aware that this is a pre-commencement condition, we will deliver these to you for your approval before the construction of the super-structure commences, under a separate application for discharge of this condition.

Condition 5 – Contractor parking and materials offloading.

Please refer to the attached Site layout plan.

Condition 6 – Contractor temporary buildings, plant and materials.

Please refer to the attached Site layout plan.

Condition 7 – Dust Suppression.

The intention is to retain a temporary water supply on site and for a banksman / site operative to dampen, using a hose with a spray attachment, as the works proceed. Delivered construction materials or loads awaiting removal from site will be covered with polythene sheeting. The majority of heavy construction works will be carried out from autumn to Spring and thus excessive dryness should not present a problem.

Condition 8 – Working times

We will adhere to the working times imposed.

Condition 9 – Arboriculturist report and tree protection measures

Please find attached report and tree protection measures.

Condition 10 – Hard Landscaping details

Details will follow in due course with an application for the discharge of this condition.

Conditions 11 – Vehicular Access and car parking to be constructed as per the original application.

This is a pre-occupation condition which we will comply with.

Condition 12 – Modified Access to be constructed in accordance with approved details.

This is a pre-occupation condition and details will be submitted in due course under a separate application to discharge.

Condition 13 – Surface water discharge.

This is a pre-occupation condition and details will be submitted in due course under a separate application to discharge.

Condition 14 – Existing Crossover to be stopped-up

This is a pre-occupation condition which we will comply with.

Condition 15 – Boundary treatments

Please see attached site layout, noting the boundary's. Further details will follow with hard landscaping etc.

Condition 16 – Requirement to achieve level 3 of the Code for Sustainable Homes.

A pre-assessment report is attached, and we have a number of supporting documents to continue with the full assessment on completion.

Condition 17 – Surface Water Drainage

Please see attached DHK drawing 13.

Condition 18 – Restrictive condition relating to first floor windows.

We will comply with this condition, which does not require further details.

Condition 19 – Restrictive condition relating to the rooflights

We will comply with this condition, which does not require further details.

Condition 20 – Restrictive Condition post completion relating to further alterations etc.

We will comply with this condition, which does not require further details.

Condition 21 – Completion of the cycle parking pre-occupation.

We will comply with this condition, which does not require further details.

Condition 22 – Completion of the recycling facilities pre-occupation.

We will comply with this condition, which does not require further details.

Condition 23 – Front boundary treatment materials to be submitted and approved before occupation.

We will comply with this condition, which does not require further details.

Condition 24 – Noise and vibration impact.

Please refer to the attached reports relating to both.

Condition 25 – Restrictive condition relating to security and floodlighting.

We will comply with this condition, which does not require further details.

Condition 26 – Foul and surface water drainage.

Please refer to the attached DHK drawing 13.

Condition 27 – Construction in accordance with the approved drawings.

We will comply with this condition, which does not require further details.

Condition 28 – Construction details at 1:20

Please see attached details as required

Condition 29 – Removal of the parking restriction in front of the site.

We shall contact Highways and pursue this process, pre-occupation.