

Parkroy Ltd
20 Portland Place West
Leamington Spa
CV32 5EU

33 St John's Road Buxton SK17 6XG

Moya

Further to our previous conversations, the purpose of this correspondence is to deal with the pre site commencement conditions contained within planning permission HPK/2015/0676

Conditions 1/2 : No action

Condition 3/4: Samples of materials(roof tile/ wall stone) will be delivered to the Council Offices by John Heywood, but will follow those used on the Former Liberal Club in Buxton, which he is currently developing. I have attached a drawing that details the major materials that will be used for walls roofs gutters windows/doors for your assistance. In addition I have attached the relevant Munster Windows Heritage products brochure plus section/glazing bar/cill details for our window selections, their Ultratech range(Stockholm design) for our front door, their Heritage Suir door range for our utility door choice and their Prestige Range for our Bifold doors. The Window colour will be White(RA 9010), whilst front doors will be Black(RA 9005), utility/Bi fold doors will be White(RAL 9010)

Condition 5: I have attached a section drawing of the glazing bar details for the Heritage casement range

Conditions 6/7: I have attached a section of the window details and also details of the eaves, and rainwater goods

Condition 8: I have attached a site layout plan indicating existing and proposed boundary treatments. I have also attached details of the design of the timber fences that will be used on the new boundaries.

Condition 9: Plans are attached that detail existing site levels, proposed site levels, tree removal plans plus tree retention plans, and hard surfacing materials. Garden areas apart from retained planting will be laid to lawn

Proposed service strips are shown for plot 1 whilst plot 2 will utilise existing services

Condition 10: Informative only

Condition 11: A detailed Arboricultural Method Statement is attached to our Tree Proposals

Condition 12: Informative Only

Condition 13: Our Construction Method Statement is attached it includes:

- a) off road parking for our site operatives and visitors
- b) Loading and unloading of plant and materials
- c) Storage of plant and materials

- d) Security fencing areas has been shown. There is no requirement for decorative displays or public viewing areas
- e) Our wheel cleaning method statement is attached
- f) Measures to control dust dirt noise vibration are attached
- g) Waste generated throughout the construction phase will be segregated into seperate skips for disposal offsite
- h) Hours of construction/demolition are as stated in your condition 17
- i) We anticipate no piling on this project
- j) No temporary vehicle or pedestrian routings are anticipated
- k) Details of off road parking for construction vehicles

Conditions 14/15/16/17/18/19/20: Informative only

Condition 21: Please see attached our ecologists comments on DWT's comments. I have also attached the appeal decision and Natural England comments for assistance. Again from our perspective this is a non-issue that has been addressed previously. The LPA will have complied with the EU Regulations with the information supplied – i.e. we have identified the roof as a non-breeding bat roost as was the case previously and the only obligation on the LPA is to find out this information which it has. The Inspector's report confirms this approach. Please note the works will still require a bat licence from Natural England, the statutory body for EPS under separate legislation and so double protection. The Bat Licence that we have secured is also attached and expires on 30th September 2016. We would therefore appreciate your early confirmation that demolition may commence along with Highways entrance works and tree/shrub clearance.

Conditions 22/23: Informative only

Condition 24: Existing Levels of the site and surrounding properties are detailed on the existing site plan. The finished floor levels of our proposed properties have been approved at 48.50 for Plot 1 and 48.2 for Plot 2. Proposed site levels are detailed on the attached site layout boundary treatments plan

Paul Bennett

Parkroy Ltd

