EMD. SHOCKLEDGE
RENTAL AND CONSTRUCTION

Dear Mr Mubeen Patel Date 7.1.19

With regards application 18/00486/ful please find information needed to release the conditions.

1. The development will be started at the end of January 2019.
2. The development will be built exactly too the plans passed in accordance with all building regulations.
3. Please find description of all materials to be used on the external surfaces of the proposed building

   1.External brickwork to be 65mm class b smooth red engineering bricks with squint red engineering bricks on obtuse corners , there will be a red brick soldier course above windows and doors as a feature detail.

   2. As plan the front panels of K rend are to be buttermilk in colour and the texture will have rough affect like sand paper.

   3. The roof is to have natural roof slate of a blueish colour ,they are to be a decent thickness and to be 500mm high and 300mm wide.

   4. The ridge tiles are to be Red angled capped ridge to suit pitch of roof.

   5. The fascia, soffits and barge boards are to be black upvc sizes to suit the roof design.

   6. The gutters on the build are to be black ogee seamless alluminum gutters fixed internally.

   7. Downspouts are 70mm dia black round plastic fixed by downspout brackets.

   8. The windows and doors are grey anthracite alluminum all the openings are as detailed on plan they are 90mm profile with clear glass that meet building regs

   9. Roller shutters details below.

   10. External lights are detailed on the lighting report below.

   11. The shop front signage is as on plan constructed to box the roller shutters neatly its timber studwork is to be clad in 3mm aluminium sheets , a lead flashing into brickwork and dressed onto top of sign to make watertight the name and colour design is to be chosen.

   12. The side fire exit door is to be steel frame with flush steel door powder coated anthracite grey built to the highest security standard.

   13. The side soil pipe is to be black round plastic and all connecting overflow pipes black round.

4. All the windows and doors are to be anthracite grey aluminium 90mm profile with thermal break and trickle vents to meet regs all glass is to be clear all sizes and openers as

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plans ,the first floor windows to be fire escape openers ,the main entrance door is as drawn with two central door panels that slide left and right and open by sensors when persons are entering or leaving side sections have been drawn in detail on plans.

5. Does not need to be discharged

6. Does not need to be discharged please see letter .

7. Roller shutters are all to be LSP1175 security level 3 and all to be steel framed with solid twin walled aluminium laths, all powder coated in anthracite grey , the loading bay shutter is to have its housing fixed internally with the internal lintel above the external lintel to create room for the roller housing thus there is no overhang from the external wall the steel frame is to be fixed inside the reveals and the laths to be full no perforations. The front shutters are to be fixed to the external face of brickwork so they don't interfere with the doors or windows then the K rend is plastered up to it , the housing is hidden in the signage and high enough to see the detail of the soldier bricks above the openings. The laths only to the front elevation are to be solid upto 1100 mm high then the remainder to be perforated letting 16% Vision , all shutters to be anti lift security when down to ground .

8. The planting of the front area side of existing path shown on plan is to be filled with Pyracantha (Orange glow or firethorn) they don't grow to high and are very hardy and good for birds . The existing 1800mm palisade fencing will continue from the front highway to stop 3000m a lockable gate of 2000mm then the remainder of the fencing continued to the corner of the new build store, the gate will be lock after hours this would not interfere with the rights of way for the pathway. The carpark and pathways are to be tarmac layed so surface water flowed into new drainage system the edges of which finished with concrete kerbs , all parking spaces are to be painted onto tarmac in white and entrance and no entry as indicated on plan .There are to be 14 steel galvanised post fitted in positions as per plan these will be 1100mm high from ground level the two posts on the corner of the exit are to have no entry signs on them

9. An in depth report was carried out by Castledine & Co please find enclosed.

10. Please refer to plan which indicate direction ,inspection chambers , existing surface water drain and foul drain.

11. The refuse bin store is adjacent to the loading bay thus easy to load and unload as plans it is constructed of box steel frame including lockable gates all to be painted black then rough sawn timber planks to be bolted to frame to stop sight of bins.

12. Please see report on outside lighting included.

13. The CMS the hours of works on site will be 7.30 am to 5.30 pm mon to fri and 8.oo am to 1pm Sat , all deliveries will go onto Harrow st and get onto the site through a new gate entrance in the existing tempary fence line then onto a forcourt area created once the land has been scrapped clean and level then hardcore put down and compacted level .

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The existing tempary fencing consists of palisade to lefthand side of the site ,harris fencing to the front ,harris fencing on Harrow st with gates in and the rear has an existing block of brickbuilt garages on the boundary line to secure the rear . All deliveries once onto Harrow st and through the lockable gateway will be on the levelled forecourt they can unload the goods reverse down Harrow st and lead onto Oldham rd in a forward gear , all workers vehicles will be parked on the forecourt or Harrow st all being able to leave the site in a forward gear . All materials and plant will be stored on site there will be a steel container/cabin which will be an office, first aid , store and portable toilet all new visitors to the site must report there. With reguards the measures to control the emissions of dust from the works any grinders in use will have water sprayed in the localise area to stop dust ,the site will be kept clean and tidy at all times this also reduces the risk of accidents a duty of care will be adhered to with the surrounding area a its inhabitants , IBC containers of water will be on site so pressure washers could be used if need be for the cleaning of vehicles wheels and or anything else that needs to be cleaned . With reguards recycling on site I am a great believer in re-use of materials all hardcore to be used on site will be reclaimed , I try to have as little as possible waste ,also have the least amount of deliveries trying to double up on some if possible, all waste removed from site will be moved by a fully licensed waste removal firm who will reclaim as much materials as possible.

14. With regards condensers fitted to the buildings nearer the time I will apply for this condition to be lifted once I know exactly whats going in the store and what is needed to suit.

As stated in item 1 the works are to commence at the end of January so this redundant piece of land can have a decent use and provide a viable service to the local area at last. If you need any further information please let me know as with our previous discussions on the site through the planning stages I am very approachable and want the project to go smoothly and keep progressing till its in use



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