

CONDITION DETAILS - SPLIT DECISION

To: Mr Alastair Thornton
Suite 204
Cheltenham House
Temple Street
Birmingham
B2 5BG
United Kingdom

Application no: 21/02791/DISCON
Applicant: Winvic Construction Ltd
C/O Agent

Proposal: Approval of details required by conditions 4 (Surface Water Drainage), 5 (Finished Floor Levels), 7 (Wastewater Strategy) and 8 (AMS) of permission ref. 21/00679/FULMMA
At: Land To The South of Princes Way And West of Albert Street Bletchley

Milton Keynes Council, under their powers provided by the above legislation, **Refuse** the

Details submitted for discharge of conditions 5 and 8

The reason(s) for refusing consent are:

(1) Condition 5 (Finished Floor Levels)

Details received on 13/09/2021:

600296-HEX-00-00-DR-C-9100 Rev P01 External Levels Layout -North Site

600296-HEX-00-00-DR-C-9100 Rev P01 External Levels Layout -South Site

The condition could not be discharged for the following reasons:

In terms of the levels plans submitted as condition 5 details these need to include the existing trees to be retained and their root protection areas (RPAs) accurately overlaid from the tree protection plan. In addition, the levels plans need to include more details of the proposed and existing levels close to the RPAs for review. Currently there is insufficient detail to determine if the proposed levels will be acceptable in terms of impact on tree retention. Proposed development levels should tie-in with existing retained levels in/adjacent to RPAs of existing trees without incursion, retaining edges / structures or steep gradients. Also, the location of any retaining walls must be clearly shown with their height on the levels plans.

(2) Condition 8 (AMS)

Details received on 13/09/2021:
Arboricultural Method Statement

The condition could not be discharged for the following reasons:

The Council's Landscape Officer and the Tree Officer need to review the hard and soft landscape details required by condition 13 which is also pre-commencement alongside the details for condition 8 (hard and soft landscaping method statement).

In accordance with your application, valid on 13th September 2021 Milton Keynes Council, under their powers provided by the above legislation, **Approve Consent** for the Details submitted for discharge of conditions 4 and 7

The details approved are:

(1) Condition 4 (Surface Water Drainage)

Details received on 13/09/2021:
Drainage Statement (Hexa ref: 600296/Date: 02 September 2021/Revision: V03)
600296-HEX-00-00-DR-C-9100 Rev P02 Drainage Layout -North Site
600296-HEX-00-00-DR-C-9100 Rev P02 Drainage Layout -SouthSite

The details as submitted are approved.

(2) Condition 7 (Wastewater Strategy)

Details received on 13/09/2021:
Drainage Statement (Hexa ref: 600296/Date: 02 September 2021/Revision: V03)
600296-HEX-00-00-DR-C-9100 Rev P02 Drainage Layout -North Site
600296-HEX-00-00-DR-C-9100 Rev P02 Drainage Layout -SouthSite

The details as submitted are approved.

Building Regulations

Please note that this is a planning permission only and you may also require approval under the Building Regulations. If you are in any doubt about this you can get further information via www.milton-keynes.gov.uk/planning-and-building/building-control or the Building Control Helpline Tel. (01908) 252721.

Your attention is drawn to the attached notes



A handwritten signature in blue ink, appearing to read 'JP', with a long horizontal line extending to the right.

12th October 2021

Jon Palmer MRTPI – Head of Planning
For and on behalf of the Council

NOTES

Regarding the element(s) of the proposal which has been Refused Consent

On receipt of this notice of the decision of the Local Planning Authority to refuse consent for the display of the advertisement, you may appeal to the Secretary of State for the Environment in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992, by sending notice of appeal in writing to the Secretary of State within 8 weeks of receipt of this decision or such longer period as the Secretary of State may allow.

The notice should be addressed to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN and should be accompanied by a copy of the application, a copy of all relevant plans and particulars submitted to and all other relevant correspondence with the Local Planning Authority, and a copy of this notice. Appeal forms and guidance can be obtained from the Customer Support Unit Tel: 0117 372 6372 and can also be downloaded from the Planning Inspectorate's website www.planning-inspectorate.gov.uk.

Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – <https://www.planningportal.co.uk/info/200207/appeals>. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State is not, however, required to entertain such an appeal if it appears to him that consent to the display of the advertisement could not have been granted by the Local Planning Authority having regard to the provisions of the Regulations.

Regarding the element(s) of the proposal which has been Granted Consent

- (1) There must be not departure from the approved application, particulars and plans without the written consent of the Council.
- (2) This consent does not exempt the applicant from obtaining byelaw consent, where necessary, or compliance with any statutory requirements.
- (3) On receipt of this notice of the decision of the Local Planning Authority to grant consent subject to conditions, you may appeal to the Secretary of State for the Environment in accordance with Regulation 22 of the Town and Country Planning (Control of Advertisements) Regulations 1992, by sending notice of appeal in writing to the Secretary of State within eight weeks of receipt of this decision or such longer period as the Secretary of

State may allow. The notice should be addressed to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN and should be accompanied by a copy of the application, a copy of all relevant plans and particulars submitted to and all other relevant correspondence with the Local Planning Authority, and a copy of this notice.

Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State is not, however, required to entertain such an appeal if it appears to him that consent to the display of the advertisement could not have been granted by the Local Planning Authority otherwise than subject to the conditions imposed by them, having regard to the provisions of the Regulations.

- (4) At any time within a period of six months before the expiry of this consent, application may be made for the renewal thereof in the same manner as application was made for this consent.