

1st July 2019

South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote
Derbyshire
DE11 0AH



**9/2016/1227 - CHANGE OF USE FROM FORMER FARM BUILDINGS TO WEDDING VENUE,
FORMATION OF INCIDENTAL CAR PARKING AREAS, IMPROVEMENTS TO VEHICULAR ACCESS AT
GRANGEFIELDS FARM, LONG LANE, THURVASTON, ASHBOURNE**

For the attention of Development Services

Please find attached the confirmed details in respect of pre-commencement conditions 4, 5, 6, 9, 12, 14, 15, 16, 17 & 19 for the above scheme. It is noted that conditions 18, 20, 21, 22 and 24 are already discharged.

Conditions 4 & 5

Please find attached drawing ref: GFF061016_DoC_001 which details the works in connection with the reprofiling of the verges, visibility sightlines and access modifications for your written approval.

Condition 6

No works shall commence on the conversion until the access improvements contained within GFF061016_DoC_001 have been completed.

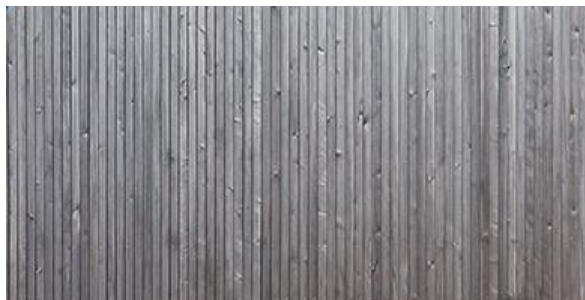
Condition 9, 14 & 15

External materials to be used in the development are as follows:

Bricks: Reclaimed bricks salvaged from the demolitions and modifications on site.

Roof Tiles: Reclaimed Staffordshire Blue hand-made tiles; salvaged from existing roofs and supplemented with matching tiles as necessary.

Timber Cladding: Un-finished larch vertical channel profile



Stone Steps: Peakmoor natural sandstone stone



New Doors: Painted timber replacement stable doors, painted vertical clad framed ledged and braced doors, oak framed glazed doors and screens

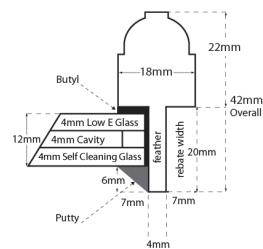


Doors shall be set back from the face of the brickwork by a minimum of 50mm.

New Windows: Painted timber, traditionally constructed flush windows and oak framed glazed screens.

Windows shall be set back from the face of the brickwork by a minimum of 20mm and have traditional brick, stone or tile cills.

Glazing bars will have a maximum overall width of 18mm and 5mm outer nosing.



Condition 12

Confirmation of the mixed trees and evergreen planting within the car parking is provided on drawing reference GFF061016_DoC_002.

Condition 16

The councils Environmental Health Department shall be given 7 days notice to inspect the installation of the sound insulation, prior to plastering/overboarding to the walls and roofs of the dance hall.

Technical information for the sound rated windows and doors shall be provided to EHD once available.

Prior to use, the sound limiter and sound system will be made available for inspection by the EHD.

The timing of the inspections will be confirmed once the construction programme has been agreed with the contractor and the relevant milestones have been established.

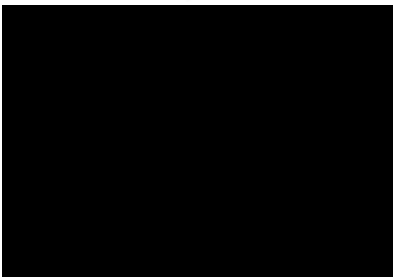
Condition 17

Confirmation of the proposed external lighting is provided on drawing reference GFF061016_DoC_002.

Condition 19

The re-configuration of the verge and hedge line to create the visibility sightlines and any removal of vegetation on site will not be carried out between 1st March and 31st August inclusive.

I trust the enclosed information is acceptable and if you have any queries or require any further information, please do not hesitate in contacting me.



Rob Turner
Director
Turner & Co Ltd