

# CANTERBURY CITY COUNCIL

## DECISION NOTICE

**Correspondence Address:**

Mr R Dawe  
Dawe & Partners Ltd  
Canalot Studios  
Studio 111  
222 Kensal Road  
London  
W10 5BN

**Town and Country Planning Act 1990**

**The Planning (Listed Buildings and Conservation Areas) Act 1990**

**Application Number:** CA/13/01665/SOD

**Location:** Land at Rhodaus Town, Canterbury

**Proposal:** Details submitted pursuant to conditions 03 (foul sewerage disposal), 04 (sustainable surface water drainage scheme), 07 (archaeology), 08 (management plan), 10 (noise assessment) and 20 (sustainable construction) of planning permission CA/12/02140/FUL.

Take notice that CANTERBURY CITY COUNCIL, the district planning authority under the Town & Country Planning Act 1990, has **APPROVED** your application.

**NOTES TO APPLICANT:**

1 This decision relates specifically to:

Discharge of condition 3 (foul sewerage disposal) & Partial discharge of condition 04 (sustainable surface water drainage scheme) relating to Phase 1 according to approved Phasing Plan (Dwg no. 12.009.00(P)004) Rev B)

Site Layout and Levels 8668-6001 Rev D

Site layout and Drainage 8668-6002 Rev D

Long Section 8668-6003 Rev B

Drainage 8668-6004 Rev B

Drainage Maintenance Regime by PTA Consult dated August 2013

Drainage Strategy Report by Powell Tolner Associates dated 02/10/2013

Drainage Statement by PTA Consult dated 07/06/2013

Letter from Cardy Construction Ltd dated 13/11/2013 confirming percolation testing to BRE365 for the soakaway vessel.

Email from Lee Soden dated 25/11/2013 confirming that the University will be responsible for the drainage maintenance.

You are reminded that before development commences on Phase 2, details of the sustainable surface water drainage scheme relating to Phase 2 should be submitted to and approved by the Local Planning Authority.

Discharge of Condition 07 (archaeology)

Written Scheme of Investigation (Phase 2) by CGMS dated November 2013  
Archaeological Monitoring and Excavation by CGMS October 2013  
Archaeological Monitoring and Excavation of new service connections along the access road between the proposed development area and Rhodaus (A28) by CGMS dated October 2013  
Written Scheme of Investigation (Phase 1) by CGMS dated September 2013  
Written Scheme of Investigation for an Archaeological Excavation (Phase 1) by CGMS dated August 2013  
Drawing no. RTC-EX-13\_Phase 1 EXC by Canterbury Archaeological Trust

Discharge of Condition 8 (Site Management Plan)

Rhodaus Student Accommodation Plan, Traffic Management Plan, Initial Site Fire Plan Site Compound by Cardy received 21/10/2013  
Health, Safety and Environmental Method Statement for the Construction of New Student Accommodation Units by Cardy Rev 01 4<sup>th</sup> October 2013.  
Construction Phase Plan Revision 01 21<sup>st</sup> May 2013

Discharge Condition 10 (Noise Assessment)

Letter from the Energy Practice dated 01/07/2013 confirming the mechanical and electrical design would not result in externally located plant.

Partial discharge of Condition 20 (i) (sustainable construction) concerning blocks C & D -(Phase 1 according to approved dwg no. 12.009.00(P)004).

A BREEAM Pre-assessment report submitted by MLM Consulting and updated 04/06/2013 with a Design Stage Progress report states the Phase 1 project targets a score of 73.95% which equates to a BREEAM 'excellent' rating.

You are reminded that upon substantial completion of blocks C & D (Phase 1), but prior to occupation of the development, a Final Code Certificate or post-construction shall be submitted to the local planning authority confirming that the Phase 1 development was constructed to BREEAM 'very good' standard. Also, prior to the commencement of Block A, Block B1, and Block B2 (Phase 2 according to approved dwg no. 12.009.00(P)004) the developer shall submit to the local planning authority an Interim Code Certificate or design stage assessment certified by the BRE or other appropriate assessor to confirm the appropriate standard of design has been achieved.

Please note this approval relates only to that required under the Town and Country Planning Acts and does not include any permission, consent or approval under any other enactment or under the Building Regulations. Any other permission, consent or approval necessary must be obtained from the appropriate authority.

**Signed:**

**Date of Issue:** 27 November 2013

A handwritten signature in black ink, appearing to read 'Ian Brown', with a long horizontal flourish extending to the right.

Ian Brown  
Head of Planning and Regeneration