

1. INTRODUCTION

This is a "Reserved Matters" Full Planning application for two buildings already granted Outline Planning Consent during 2005. (Planning Ref 05/01646/OUT refers).

2. DESCRIPTION of PROPOSED DEVELOPMENT

This proposal is to erect two buildings. Outline Planning consent for these buildings was granted on 21st September 2005, with detailed building location being left as a Reserved Matter. (Planning Ref 05/01646/OUT).

The two office accommodation buildings which are the subject of this Reserved Matters application will each be 25 metres long by 25 metres wide and comprise three storeys, with a maximum height to eaves of 12 metres. Both of the new buildings will be sited adjacent to an existing two storey building as shown on the drawings in Appendix A. The external appearance will be brickwork to be in keeping with surrounding buildings.

The development is adjacent to an existing two storey building which was constructed some 46 years ago. Also adjacent to the site is an electricity substation constructed about 18 years ago. The site is currently hard surfaced and used for car parking.

The development will comprise proprietary volumetric modular building systems, with similar buildings on both sites. Standard modules will be assembled on site onto pre-prepared foundations to provide a purpose built accommodation building.

The proposed buildings will include open plan offices, meeting rooms, toilet facilities, and various other rooms to accommodate services. The building will be designed to optimize the use of space.

For each building the maximum building footprint will be 625 m² and the overall site footprints, to include pedestrian and disabled access requirements, will be approximately 1100m².

Therefore the total floor area to be added by the 2 buildings is 3750 m².

3. LOCATION of PROPOSED DEVELOPMENTS

The proposed developments are located within previously developed areas of the AWE (A) site. Both building will be approximately 270 metres from nearest point on the site boundary, as shown on the plan attached at Appendix A. There will be no visual impact of the development when viewed from the site boundary because of intervening buildings and the distance to the boundary fence.

4. ENVIRONMENTAL IMPACT

The construction phase will engender impacts typical of any construction project. Due to the use of modular construction, a great many activities normally carried out on site will be carried out at the manufacturer's works.