

Planning Permission 16NO0103

Point 1 – Starting Timeframe

We confirm the building will be started within three years

Point 2 – Plans and Documents

Agreed

Point 3 – Samples

Reuben will drop off samples of the facing stone, slate and materials and colour for the proposed link building to the planning office. The colour of the window frames will be white to match in exactly with the existing PVC windows on the pub. The colour of the proposed external doors will be a recessive grey/green.

Point 4 – Landscaping Scheme

Due to the proximity of the parking next to the building we are totally adverse to planting trees, especially Rowan, as these could have a detrimental effect on the building and car parking itself, we have experience of this first hand. So, depending on the acidity of the soil we propose that we could plant in the triangular areas that your landscaping officer has suggested and as shown on the attached plan in purple a mixture of the following:

- If the soil is acidic we would plant hydrangea and/or azaleas
- If the soil is not acidic we would plant cornus and/or berberis

Point 5 – External Lighting

We will be using Elipta downlights or equivalent on the side of the building. We propose having two on the south facing elevation, with one either side of the main door. With an additional two for the entrance to the brewery on the east facing wall. For the car park, we are proposing to install four Binka bollard lights or equivalent in the positions marked on the attached plan.

Specifications of both of the above are attached.

Point 6 – The Building Use

Agreed

Point 7 – Construction Method Statement

Attached

Point 8 – Cycle Parking

We confirm that the existing cycle parking will be retained and there will be no loss of this facility. The existing cycle facilities will be relocated as shown on the attached plan.

Point 9 – Archaeologist

Agreement to our proposal to use Wardle Armstrong received

Point 10 – re air extraction, odour control and discharge to the atmosphere from brewery operations....



We attach plan showing the position of the flue which will have a 4 inch internal diameter to accommodate the steam coming from the copper brewery. It will be located just above the gutter on the south side of the building and as such, will not be visible at all from The Wall. Since we will be brewing only twice a week, and for a period of no more than 6 hours per session, the emissions will be extremely low. In addition, our nearest building is The Sill which is circa 100 yards away and in very open space therefore, any fumes present will be very much diluted.

The plan also shows the location of two extractor fans for which we attached details. These are for the removal of excess moisture from the brewery which will have no odour issues.

Point 11 – re renewable energy measures

We have researched several sources of renewable energy and due to the following reasons, we feel they are not feasible for this project.

- 1) The main part of the brewery will not have any heating. The bar and visitor areas will have heating, this will be supplied via our existing heating system which was installed brand new in 2016. As such, our additional electricity and heating requirements are minimal and the installation of a renewable energy measure is not financially viable, especially with the reduction in RHI payments.
- 2) We will be using the best insulation available to reduce our heat loss
- 3) A wind turbine would be invasive and would have massive visual impact unbecoming of the surrounding area, as would solar panels
- 4) A heat source pump would be excessive for our needs and would also require much excavation for installation, therefore leading to potential archaeological impact