

Discharge of Planning Conditions

SUPPORTING STATEMENT

Erection of 1no Dwelling

On behalf of

Maga Projects

^{At}
Land adjacent to No1 Lister Rd

App 24/00860/FUL

1.0 INTRODUCTION

This statement is submitted as additional information in support of a discharge of conditions application in respect of application No 24/00860/ful.

2.0 Conditions attached to approval

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents unless otherwise required by the conditions below:

Drawing 840-02 revision A (Location Plan)
Drawing 840-03 revision C (Proposed Sketch Layout)
Drawing 840-04 (Proposed Ground Floor Plan)
Drawing 840-05 (Proposed First Floor Plan)
Drawing 840-06 (Proposed Elevations)
Drawing 840-07 (Proposed Elevations)
Drawing 840-08 (Proposed Boundary Treatments)
Extended Preliminary Ecological Assessment V2 updated 05.11.2024, received 12.11.2024.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.
- 4 Prior to the first occupation of the development hereby approved, the car parking spaces (hardstanding) shall be provided within the site boundary as shown on the approved drawing 840-03 revision C (Proposed Sketch Layout). The parking spaces shall be surfaced in a solid bound permeable material (i.e. not loose chippings) and made available for the parking of motor vehicles prior to the development first being brought into use.
- 5 No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Classes A, B) or any order revoking and re-enacting that Order, with or without modification, no enlargement, improvement or other alteration of the dwelling which would otherwise be permitted by Part 1 of Schedule 2 (Classes A, B) to that Order shall be carried out without the prior written consent of the Local Planning Authority.

- 7 Prior to the first occupation of the development hereby approved, the boundary treatment as shown on drawing 840-03 revision C and drawing 840-08 shall be installed and completed in accordance with the approved details. The fencing shall include a hedgehog passage to the south and west sides, in accordance with the recommendations of the submitted Extended Preliminary Ecological Assessment V2 updated 05.11.2024, received 12.11.2024.
- 8 No above ground works shall take place until a scheme of biodiversity enhancements for the site including the specification and location of not less than one integrated swift brick to be constructed to the north facing wall, has been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall be occupied until such time as the duly approved biodiversity enhancement measures have been installed in accordance with the duly approved detail.
- 9 Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

3.0 Additional Information

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Work expected to comment onsite early 2025 so condition discharged

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents unless otherwise required by the conditions below:

Drawing 840-02 revision A (Location Plan)
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 Drawing 840-06 (Proposed Elevations)
 Drawing 840-07 (Proposed Elevations)
 Drawing 840-08 (Proposed Boundary Treatments)
 Extended Preliminary Ecological Assessment V2 updated 05.11.2024, received 12.11.2024.

Client confirms no amendments to plans so condition discharged. Building regulation plans based on approved plans listed above

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Roof:	DuoPlain, 77 Charcoal Grey (Coated), Smooth Finish, Concrete https://redland.co.uk/products/plain-tile-range/duoplain
Windows:	Black / Grey anthracite UPVC
Doors:	black / Grey anthracite composite similar to the link attached: https://www.wickes.co.uk/Euramax-4-Square-Grey-Right-Hand-Composite-Door/p/9000182686
Brick work:	Ibstock cheshire weathered - https://www.ibstockbrick.co.uk/apicon/techdata/techdata.php?brick_code=A3541A
Soffits etc	White uPVC
Rain water goods:	Black square section upvc

- 4 Prior to the first occupation of the development hereby approved, the car parking spaces (hardstanding) shall be provided within the site boundary as shown on the approved drawing 840-03 revision C (Proposed Sketch Layout). The parking spaces shall be surfaced in a solid bound permeable material (i.e. not loose chippings) and made available for the parking of motor vehicles prior to the development first being brought into use.

Client confirms to the condition

- 5 No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Refer to drainage scheme in the attached application

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Classes A, B) or any order revoking and re-enacting that Order, with or without modification, no enlargement, improvement or other alteration of the dwelling which would otherwise be permitted by Part 1 of Schedule 2 (Classes A, B) to that Order shall be carried out without the prior written consent of the Local Planning Authority.

Client confirms to the condition

- 7 Prior to the first occupation of the development hereby approved, the boundary treatment as shown on drawing 840-03 revision C and drawing 840-08 shall be installed and completed in accordance with the approved details. The fencing shall include a hedgehog passage to the south and west sides, in accordance with the recommendations of the submitted Extended Preliminary Ecological Assessment V2 updated 05.11.2024, received 12.11.2024.

Client confirms to the condition

- 8 No above ground works shall take place until a scheme of biodiversity enhancements for the site including the specification and location of not less than one integrated swift brick to be constructed to the north facing wall, has been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall be occupied until such time as the duly approved biodiversity enhancement measures have been installed in accordance with the duly approved detail.

Refer to Landscaping scheme in the attached application

- 9 Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Refer to desktop phase 1 in the attached application