Condition Discharge Information

00472 – 6 The Green, Cheadle.
2no. 3 bed dwellings with detached garages.

April 2016
Issue 1

1. **Condition: Commencement of Works**

   No submission required.

2. **Condition: To be completed in accordance with drawings**

   No submission required.

3. **Condition: Further development**

   No submission required

4. **Condition: Materials**

   'Full specification of all external facing materials including joinery and rainwater goods. Facing materials should make provision for dark red facing bricks, roughcast render, and small plain dark flat roof tiles or similar.'

   Facing Brickwork: - Ibstock Roughdale Red Multi Rustic 3579.
   Render: - K Rend – Silcone Scraped Texture Colour: Sterling White
   Roof Tiles: - Marley Eternit Plain Clay Tiles. Colour: Hawkins Blue Smooth.
   Joinery: - UPVC Windows and Doors RAL 7016
   Rainwater Goods: - Black UPVC gutters

5. **Condition: Detailed Landscaping Scheme**

   'Detailed scheme for tree and hedge planting. As indicated on drawing 00472 AL(0)02 Rev C.'

   Information on drawing 00472 AL(0)05.

6. **Condition: Removal of Vegetation**

   'No removal of vegetation 31st March – 31st August unless an ecologist has carried out an assessment, written confirmation submitted to local authority.'

   Proposed removal of 5m to hedging western edge of the site on Dilhorne Rd, to create a temporary access for construction the site is currently inaccessible for construction traffic. Area of hedging to be removed shown on drawing 00472 PL(0)01. Hedgerows at the front of the site will be encouraged to grow to compensate for the temporary loss.

7. Condition: Biodiversity design enhancements.

'a) Creation of bird nesting features for swift and house sparrow. A minimum of one nest box/ artificial nest site per new building for each species.
b) Details of initial aftercare and long-term maintenance.
c)Details of monitoring and remedial measures.'

2no. Schwegler Sparrow Terrace 1SP – Triple nesting aid, set into the brickwork. Woodstone Build-in Hidden swift box installed and hidden behind render with entrance hole: 60mmx30mm.

Nesting boxes to be installed 5m above ground level on the North Elevation away from any openings.

Competently installed swift boxes will need little to no maintenance. Cleaning of the sparrow box is advised but not essential, the front panel of the specified box can be removed to gain access.
Continue to maintain, supply and record the population and species biodiversity.

8. Condition: Access

No submission required.

9. Condition: Details of highway works

'a) A 2m wide footway on Dilhorne Road frontage. Details to be submitted.'

Details of footpath shown on drawing 00472 AL(0)05.

10. Condition: Visibility Splays

No Submission required.

11. Condition: Access Drive

Access drive to be surfaced in a bound and porous material for a minimum distance 5m from the site boundary. No submission required.

12. Condition: Access, parking, servicing and turning areas.

No submission required.

13. Condition: Garages

No submission required.

14. Condition: Garage size.

Minimum internal dimension 3mx6m. No submission required.