Hewitt&CarrArchitects

Condition Discharge Information

00543 – Land Adjacent to Dog Academy, Ashbourne Road, Whiston.
Proposed New Dwelling.

Approval Reference – SMD/2017/0148
Appeal Reference - APP/B3438/W/17/3187025
June 2020

1. Condition: Commencement of Works

The development hereby permitted shall begin not later than 3 years from the date of this decision.

No submission required.

2. Condition: Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Plans 00543 AL (0)01 Rev C; Elevations as proposed 00543 AL(0)02; Street Scene 00543 AL(0)03.

No submission required.

3. Condition: External Materials

No development shall commence until details / samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.



Brick

Forterra Facing Brick - Hampton Rural Blend.

Please see attached Hampton Rural Blend Datasheet.



Roof Tile

Marley Hawkins Clay Plain Roof Tiles in Staffordshire Blue.

Please see website :
https://www.marley.co.uk/en/products/clay-tiles/hawkins









Lintels, Cills and Quoins

Bridestone Natural Pink Sandstone.



Windows & Doors

Timber style PVC-U windows. Residence 9 in English Oak - or similar.

Composite doors to match windows.



4. Condition: Finished Levels

No development shall take place until full details of the finished levels, above ordnance datum, of the ground floor of the proposed building, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.

Please see attached drawing 00543 AL(0)04 Site levels as existing & proposed.

5. Condition: Hours of Demolition or Construction Works

Demolition or construction works shall take place only between 08:00-18:00 Monday-Friday and 08:00-13:00 on Saturdays, and shall not take place at any time on Sundays or on Bank or Public Holidays.

No submission required.

6. Condition: Drainage Plans

The development hereby approved shall not commence until drainage plans for the disposal of surface water and foul sewage, have been submitted to and approved by the Local Planning Authority. This shall include details of the surface water interceptor to be provided across the access immediately to the rear of the highway boundary, connected to a surface water outfall or on SUDS principles. The approved scheme shall be implemented in exact accordance with the approved details before the development is first brought into use.

Please see attached documents :
100yr+40 tank size
K841-100 Impermeable Area Plan
K841-101 Drainage Plan

7. Condition: Hard and Soft Landscape Works

No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
i) means of enclosure and retaining structures;
ii) planting plans;
iii) written specifications and schedules of plants, species, sizes and numbers;
iv) an implementation programme
The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme.

Please see attached drawing AL(0)05 Landscaping Scheme.

8. Condition: Timing of Planting, Seeding or Turfing

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

No submission required.

9. Condition: Access, Parking and Turning Areas

The development hereby permitted shall not be brought into use until the access, parking and turning areas have been provided in accordance with the approved plans, and the access to the site within the limits of the public highway has been completed. The access shall be constructed as a dropped crossing of the verge. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

No submission required.

10. Condition: Location and Orientation of Gates

Any gates shall be located a minimum of 5m rear of the carriageway edge and shall open inwards, away from the highway.

No submission required.