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**PLANNING APPLICATION TO DISCHARGE CONDITIONS FOR APPLICATION
SMD/2023/0574 AT HILLCROFT, FRODHALL ROAD, FROGHALL, ST10 2HQ**

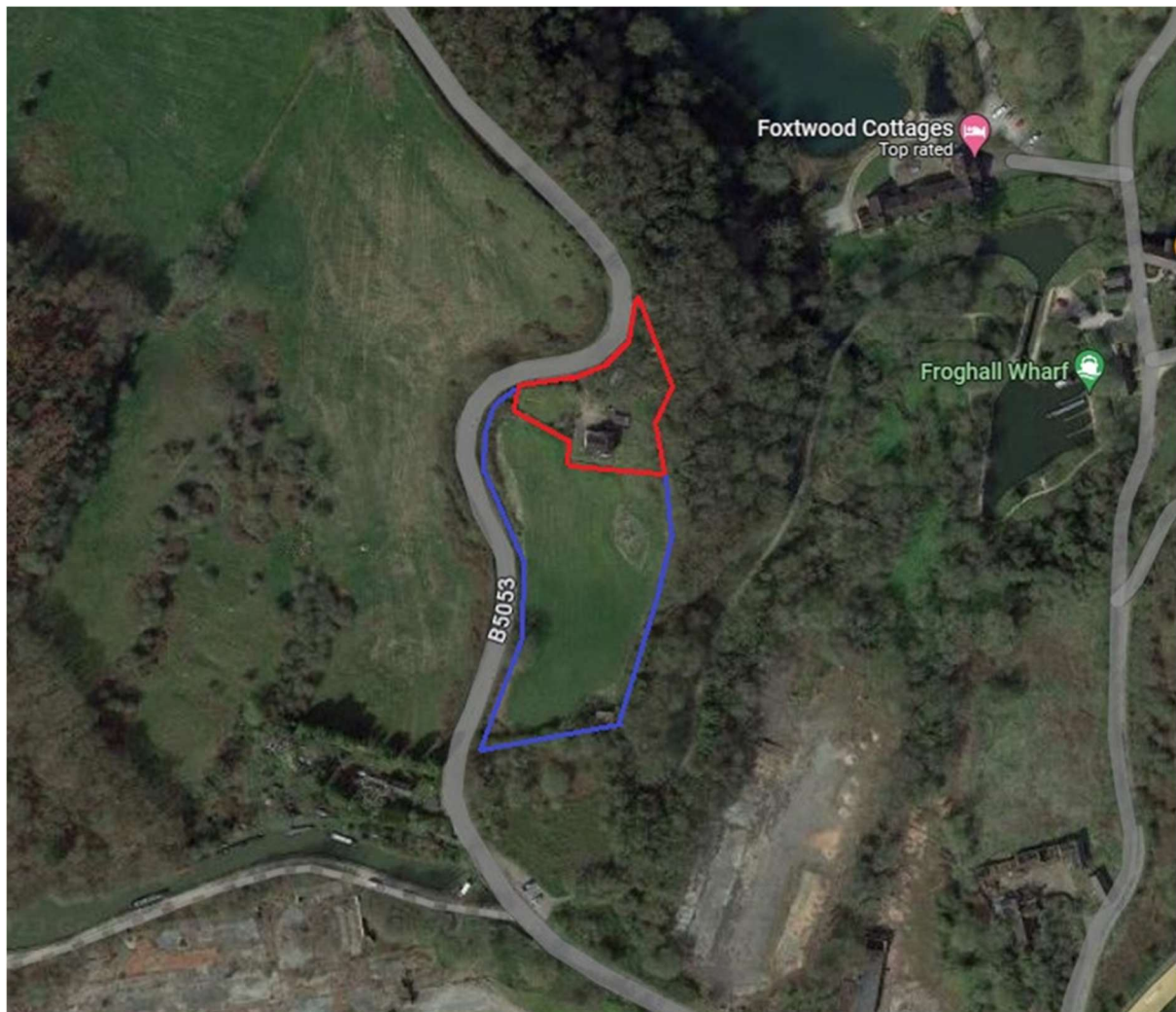


Photo courtesy of Google Maps

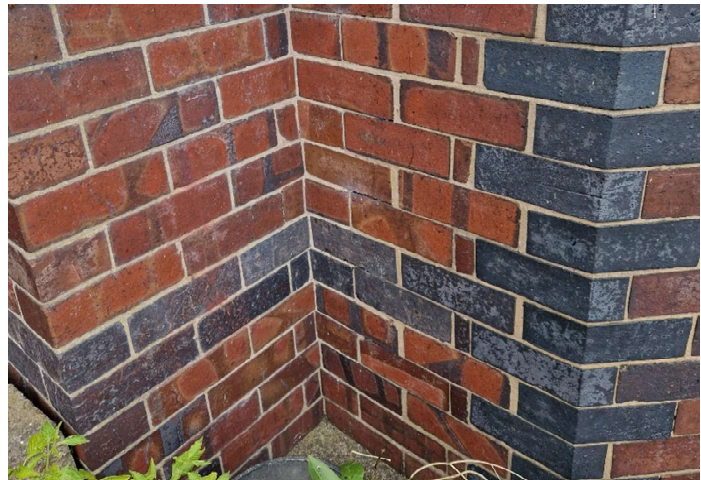
November 2024

Introduction/Context

This statement is produced to support an application to discharge the conditions attached to the planning approval for construction of Extensions to Dwelling and Replacement Outbuildings with Landscaping Works at Hillcroft, Froghall reference SMD/2023/0574.

Condition 6 - *Prior to the construction of the porch hereby permitted, details of the proposed brick type shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the agreed details.*

The facing brickwork to be used in the construction of the stall wall of the proposed entrance porch shall be an Ibstock Staffordshire Blue Brindle Smooth 65mm as shown. This is to match the brickwork below DPC of the original walls which will be left visible following the application of EWI to the walls above, and this brick shall be used on the exposed courses below DPC on the extensions.



Condition 7 - *No development shall take place until a Method Statement detailing the design and means of constructing the foundations of the extensions and outbuilding hereby permitted (and including cross sections showing the position and depth of foundation excavations relative to the adjacent Caldon Canal cutting slope) has first been submitted to and agreed in writing by the Local Planning Authority. The Method Statement shall demonstrate that the development will not adversely affect the stability of the adjacent cutting slope either during or after construction. The development shall thereafter only be carried out in accordance with the agreed Method Statement*

Construction specifications for the foundations to both the new outbuilding and proposed extension are provided on drawing PL07 which includes a cross section of the Caldon Canal Cutting Slope. A 45-degree line of influence has been struck from the base of the foundation and it does not interfere with the fall of the land at any point, so it can be deemed that the foundations shall not impact the stability of the slope. It should also be noted that the slope is a heavily wooded area, so tree roots will provide additional stability in the ground of the slope. There are no constraints that would mean deviation from a normal machine dig and concrete pour would be required.

Condition 8 - *Prior to the commencement of development details of the design and location of all new soakaways to discharge surface water run-off (including details in the form of percolation test results) to demonstrate suitability of the ground for infiltration) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, retained for the lifetime of the development and completed in full prior to first use of the development hereby permitted. (Please note it is important that no new soakaways are located near to the crest of the cutting slope as the action of a soakaway can adversely affect slope stability).*

Surface water run off from the proposed structure shall be connected into the existing drainage system. This discharges to a drainage field within the adjacent agricultural land. No new soakaways shall be constructed as part of the development.

Condition 11 - *A moderate ground gas risk in line with that defined as a Characteristic 3 * situation (as defined in CIRIA C665; Assessing Risks Posed by Hazardous Ground Gases to Buildings, London CIRIA, 2007) is assumed and details of the appropriate gas protection scheme submitted to and agreed in writing with the Local Planning Authority prior to installation.*

Radon identification has shown a moderate 3% potential, therefore basic protection will be required in the installation of new floor constructions. Details of the full protection measures are provided in drawing PL07 which will be inspected and signed off by the Building Control officer who oversees the construction of the development.

Condition 14 - *Before the commencement of development (including any demolition, site clearance, site stripping, site establishment, and formation/improvement of temporary/permanent access) full details of all tree protection measures shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include specification and positions for temporary tree protection barriers, full construction specification and installation method for a no-dig cellular confinement system (EcoCell or similar, as noted in the Arboricultural Impact Report submitted in support of the application) for areas of vehicle access to the proposed new outbuilding hereby approved where these are within the Root Protection Areas of existing trees, together with an arboricultural method statement setting out working methods and special protection measures for the avoidance of harm to existing trees on and adjacent to the application site arising from demolition and construction operations. Such method statement and protection measures shall specifically include details and timeline sequences to ensure that appropriate measures are implemented to protect trees and in particular their root systems from the initial outset of any demolition or construction activity. Thereafter, the development shall be constructed only in full accordance with the details approved under this condition.*

Temporary tree protection measures, by the way of protective barriers are described in the provided Method Statement, and their locations were indicated on submitted Tree Plan PL06 and additional details are provided on PL09. The extent of the Eco Cell ground coverings are also shown on this plan and described in the Method Statement.

Condition 16 - *Within 2 months after the commencement of development (including any demolition, site clearance, site stripping, site establishment, and formation or improvement of site access) a comprehensive landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall in particular make provision for the establishment and development of complementary semi-natural habitat within a minimum 15m wide buffer strip to the existing Ancient Woodland lying along the north-east and east edge of the application*

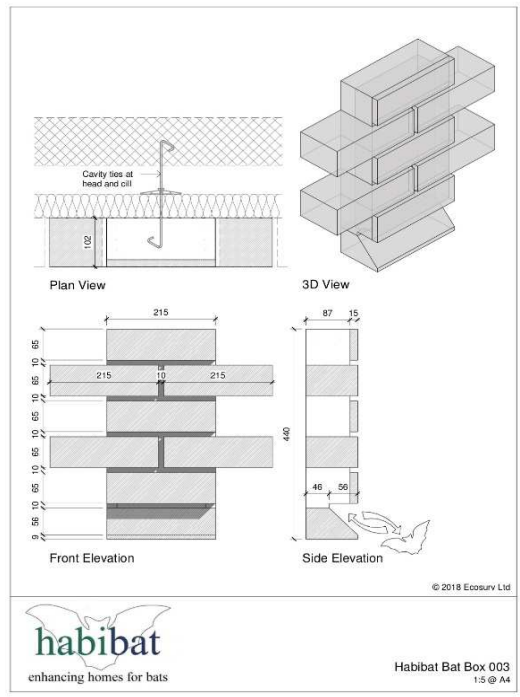
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site. The submitted landscaping scheme shall include full details of all proposed new trees, shrubs and other planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting, along with an outline of establishment maintenance and future habitat management. The landscaping scheme once approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs etc planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

A proposed landscaping plan is supplied on drawing PL08.

Condition 17 - *Prior to first use of any part of the development hereby approved, details of one bird box and one bat box including their type/specification and proposed locations shall be*

submitted to and approved in writing by the Local Planning Authority. The boxes shall be installed in accordance with the approved details prior to first occupation of any of the development and retained for the lifetime of the development.

The locations of bat and bird boxes were supplied on elevation drawings on PL03 & PL05 submitted with the original application. Bat boxes are to be Habibat 001 Unfaced integrated bat boxes which can be rendered over to match the finish of the walls. Bird Boxes are to be Habibat 003 Bird Nest boxes and Bat access tiles are to be Habibat 3 Piece Clay Access Tile, to match the existing tiles.



Habibat 003 Bird
Nest Box



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Habibat 3 Piece Clay
Access Tiles
Clay



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Habibat 001 Unfaced

Also available in Red or Buff



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