
Planning Number: **SMD/2021/0189**
Project: **Construction of detached dwelling and parking area**
Title: **Discharge of Conditions**
Date: **8th April 2024**

Condition	Description of Condition	How condition has been met
1	The development must be begun not later than the expiration of three years beginning with the date of this permission.	Understood by client.
2	Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings: Scheme Layout plan: Dwg no 2091/02 Rev A	Understood by client.
3	Prior to any work taking place above damp-proof course level, details of the external materials and finishes shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved details.	Understood by client. The brickwork type can be seen in the images below (see CONDITION: 3).
4	The residential curtilage of the dwelling hereby approved shall be restricted to that shown on approved drawing 2091/02 Rev A.	Understood by client.
5	The development hereby permitted shall not be brought into use until the access drive rear of the carriageway edge has been reconstructed and surfaced in a bound material for a minimum distance of 15m back from the carriageway edge in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.	Understood by client.
6	The development hereby permitted shall not be brought into use until the parking area has been surfaced in a bound and porous material in accordance with the approved plans. The surfacing shall thereafter be maintained.	Understood by client.
7	The development shall be drained on separate foul and surface water systems.	Understood by client.

8	The first floor window in the north elevation shall be at all times obscure glazed to a level of 5 (where 1 is entirely transparent and 5 is entirely obscured) and fixed permanently closed. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as subsequently may be amended or re-enacted) this/these window(s) shall not be altered so as to contain any opening lights or be re-glazed with any transparent materials or enlarged or otherwise altered, nor shall any additional door, window or other opening be formed in that elevation unless a further planning permission has first been granted on application to the Local Planning Authority.	Understood by client.
9	Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.	Understood by client.
10	No development hereby permitted shall take place except for works of site clearance and demolition until a Construction and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:- I. the method, duration and monitoring scheme of any pile driving operations (including expected starting date and completion date); II. pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays; III. the arrangements for prior notification to the occupiers of potentially affected properties; IV. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint; V. a scheme to minimise dust emissions arising from demolition/construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development; VI. Details of wheel washing facilities. All demolition/construction vehicles shall have their wheels cleaned before leaving the site; VII. a scheme for recycling/disposal of waste resulting from the construction works; VIII. the parking of vehicles of site operatives and visitors; IX. the loading and unloading of plant and materials; X. the storage of plant and materials used in constructing the development; XI. any waste material associated with the demolition or construction shall not be burnt on	Noted – CEMP attached alongside this document.

	site but shall be kept securely for removal to prevent escape into the environment. All works shall be carried out in accordance with the approved details. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.	
11	In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not continue further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site Page 4 risk assessment indicates that potential risks exists to any identified receptors, development shall not recommence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment has been submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority.	Understood by client.
12	No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority.	Understood by client.

13	The external lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation. Details of all artificial lighting to be installed at the site shall be submitted to and approved by the Local Planning Authority prior to installation.	Understood by client.
14	Prior to the first occupation or use of the development hereby approved: (a) a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall include a full planting schedule detailing plant species and initial plant sizes, numbers and densities; (b) the landscaping scheme agreed pursuant to part (a) of this condition shall be implemented Page 5 in full and in full accordance with the approved details; and (c) Any trees or plants planted in accordance with this condition that are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season with trees or plants of similar size and species to those originally required	Understood by client.
15	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as may subsequently be amended or re-enacted) no extensions, alterations or buildings within the site curtilage normally permitted by Classes A to E of Part 1 Schedule 2 to that Order shall be carried out unless a further planning permission has first been granted on application to the Local Planning Authority.	Understood by client.
16	The dwelling hereby approved shall have facility of an electrical supply suitable for charging an electric motor vehicle fitted before the property is first brought into use.	Understood by client.

PROPOSED BRICKWORK FOR REFERENCE-

CONDTION 3:



65mm TERCA MEADOWSIDE RED MULTI

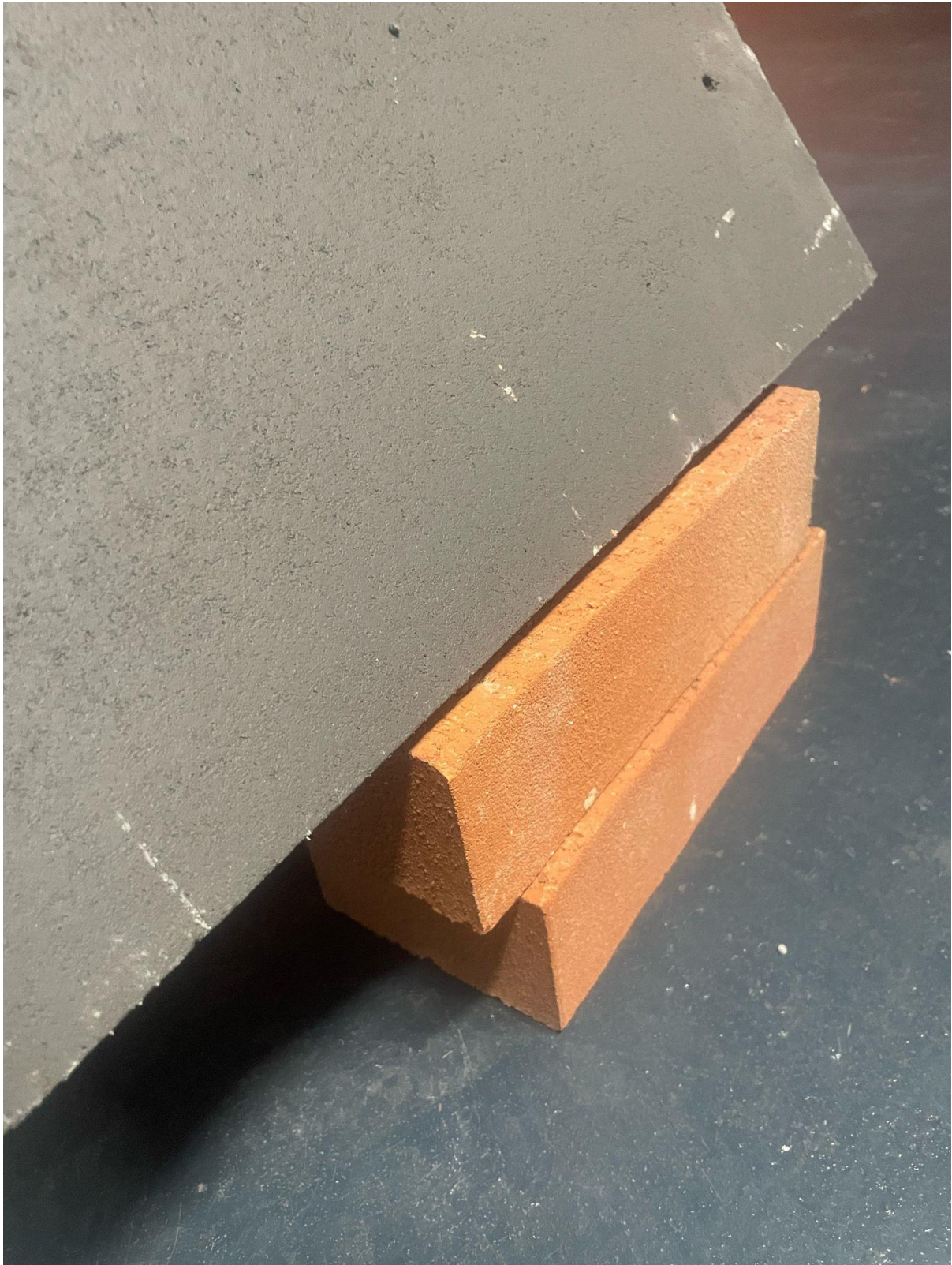
PROPOSED TILES FOR REFERENCE-

CONDTION 3:



MANNOCK WESTERN SLATE ROOF TILE GREY

MATERIALS SIDE BY SIDE –



PROPOSED CILLS AND HEADS FOR REFERENCE-

CONDTION 3:

SANDSTONE



STOOLED SANDSTONE CILL AND HEADS

PROPOSED DOORS AND WINDOWS & RAIN WATER GOODS FOR REFERENCE-

CONDTION 3:



GREY ANTHRACITE WITH GEORGIAN BARS (AS PER PHOTO RIGHT) TO MATCH APPROVED PLANNING DRAWINGS – DOWN PIPES TO MATCH WINDOW COLOUR